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**PROCEEDINGS**

**Lordstown Village Council Work Session**

**(WHEREAS, the work session before the Lordstown Village Council commenced on Wednesday, August 14, 2024, at 5:30 p.m. and proceedings were as follows:)**

MAYOR WOODWARD: Do we do roll call or attendance?  
MR. BLANK: It's a work session, whatever you want, Jackie.  
MAYOR WOODWARD: Is Lamar coming? Are we waiting for Lamar?  
MR. BLANK: No, we don't wait on people.  
SOLICITOR RIES: We should still do roll call because it is a public meeting.  
MAYOR WOODWARD: At least to keep track of who is in attendance and then she'll know also for the minutes.  
MR. BLANK: Okay. Roll call. Mayor Woodward?  
MAYOR WOODWARD: Here.  
MR. BLANK: Mr. Bond?  
MR. BOND: Here.  
MR. BLANK: Mr. Liming?  
(NO RESPONSE — ABSENT.)  
MR. BLANK: Miss Blank?  
MS. BLANK: Here.  
MR. BLANK: Mr. Campbell?  
MR. CAMPBELL: Here.  
MR. BLANK: Mr. Sheely?  
MR. SHEELY: Here.  
MR. BLANK: Mr. Moseley?  
MR. MOSELEY: Here.  
MR. BLANK: Clerk Blank, present.  
And Attorney Matt Ries?  
SOLICITOR RIES: Present.  
MR. BOND: Motion to excuse Lamar Liming. He told me at the Finance meeting that he has a previous commitment.  
MR. SHEELY: I'll second that.  
MAYOR WOODWARD: Motion by Bond; second by Sheely. All in favor?  
COUNCIL: Aye.  
MAYOR WOODWARD: All opposed?  
(NO RESPONSE FROM COUNCIL.)

**(VOTE: 6, AYE; 0, NAY; 0, ABSTAINED.)**

MAYOR WOODWARD: Motion is carried.  
I probably should note then who else is here. We have Chris Peterson, Stan Czeck, Martin Nelder, Chris Kogelnik, Kellie Bordner, Travis Eastham, Darren Biggs, Cindy Slusarczyk, and Dave—  
MR. BERRINGER: Berringer.  
MAYOR WOODWARD: What's that?  
MR. BERRINGER: Berringer.  
MAYOR WOODWARD: Dave Berringer, a new employee with the BPA.  
The purpose today is we are going to have a work session to discuss some of the issues with the building for the Water Department. Who wants to lead this discussion? Darren, do you want to start?  
MR. BIGGS: That'd be fine. Everybody's already seen these, correct?  
MS. BLANK: Yes.  
MR. BIGGS: I emailed them out to everybody. I can't tell if you got them because I don't get any responses. So, everybody is well aware of what's going on back there. This is not a secret. CT

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actually came out with an architect, went through the whole building. Everybody got that email with their suggestions and other issues with that; is that correct?

MS. BLANK: I got the most recent one.

MR. MOSELEY: I never got any of that.

MR. BIGGS: Chris, was that sent to everybody? Do you remember?

MR. KOGELNIK: I sent it to Bill. He was going to send it off to everybody.

MR. SHEELY: Yeah, as far as them pictures, that's the first I've seen those.

MR. BIGGS: Check your emails—

MR. SHEELY: Are these—

MR. BLANK: No, he sent it to me—

MAYOR WOODWARD: I just want to remind everybody that this is being recorded. She's taking minutes, so we can't all talk at once. It makes it very hard for her. So, let's slow down just a little bit and everybody can answer one at a time.

MR. BIGGS: So, anyhow, let me start with the building. This is from the last rain incident that we had, showing water just coming in from everywhere. Everybody is aware that's a problem. I know Martin and his crew have been out there. He was out there the next day, actually, trying to help out, get it moved, filling swells, trenches, downspouts, whatever he could. We haven't had rain to see how it's going to react to it, but this isn't the first time. This has been going on since as far as I can remember.

With the other problems with the building—and there is a list of them—I guess my thing is, is we need to get this corrected. It's been on our agenda to have an actual building to work out of, not a pole barn that wasn't intended for us to be there this long. But from what I understand, Council owns that building; is that correct?

MAYOR WOODWARD: Yes.

MR. BIGGS: Is Council going to put money into that building to correct these?

MAYOR WOODWARD: Let's see, Lamar's not here, but I believe that it has been presented to Council to fix the major issues.

MR. MOSELEY: And they've got to put a new roof on it, right?

MAYOR WOODWARD: The roof—

MR. BOND: The roof, try to keep the water out of it.

MAYOR WOODWARD: And, Martin, I asked you about is the department able to do trough drains?

MR. NELDER: Yeah. We're in the process of looking to where we can buy them. Because the only thing I found so far is the plastic little ones like at Home Depot and stuff, and that's not going to be sufficient.

MR. BOND: It would be nice if we could form them in concrete and—

MR. NELDER: That's what I've been looking into, yeah, forming them in concrete with the steel grates across them. But we did the day after, like Darren was saying, we found out the south wall, from where the grindings pile is out back, all the water from that area was running right towards the building and coming through the back wall because it's a pole barn. So, we dug a ditch back there to the catch basin trying to divert some of the water. And we found some downspout issues, so we fixed that. We haven't gotten a rain to see what it's going to do yet. It should help them out a lot. But, yeah, we can do the drains out front. That's not a problem.

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MAYOR WOODWARD: Okay.

MR. NELDER: But, also, we're going to have to jackhammer into the cement floor inside and put floor drains because there's no floor drains at all.

MAYOR WOODWARD: We anticipate that doing that will take care of all of what we're seeing in the pictures?

MR. NELDER: That would take care of the water issues, but there are some other issues to the building.

MAYOR WOODWARD: Such as?

MR. NELDER: The wiring feeds off the Road Department. Like, if we're welding or something, their lights and everything go dim back there. Then their lunchroom is in the garage part where they are probably eating dirt and stuff.

MAYOR WOODWARD: Okay. Are there any other, like, building—shell of the building issues?

MR. NELDER: Just the roof, but we got an okay to do the roof, but the actual structure seems all right.

MS. BORDNER: Do you have any mold issues as a result of all this rain that comes in all the time?

MR. BIGGS: Well, you can see in some of the pictures—Chris actually put out and sent out an email to everybody. You could see the stains on the ceiling. Some of the other issues—besides what Martin mentioned—is stuff that we've noticed—myself and CT—there's only one exit, one man door there. That's not good. There's no fire rated walls. Electric service he mentioned. There's no exhaust in there. We fire up the vehicles in there and the exhaust just stays in there. Anytime we work on things, the exhaust stays in there. Nothing is ADA. There's only the one office. It's hard to work out of it when everybody shares it, you know, in and out. You got thousands of dollars' worth of SCADA stuff in there, which is my eyes and ears through this whole system for the whole Village. Dust and water is getting in that office. That's not a good thing. It needs to be corrected. That's just something we don't want live without.

The lunchroom was mentioned. When the public comes in, or anybody else or any clients or whatever, there's no conference room. We just wherever, you know, here's our table in the middle of everything. No kitchen. There's one sink. The eye wash is on the sink. That's where you wash your parts. That's where you wash your dishes. It's just—that's just not good. The mold and stains on the ceiling. We don't even have enough storage. Some of the hazardous stuff is stored in that building, also. That's where we're working. We got rodents getting in there. I mean, this is just the tip of it.

The building is just no good. Nobody should have to work out of that. It's unsafe. It's not ADA. It's something that we need to figure out what our solution is with this. I mean, it's not up to code. It's not up to health. It's just not good for us to be working out of.

MS. BLANK: I went to see the building and, I mean, as soon as I walked in his office, you could smell that there's mold. It's obvious as someone that has an allergy to it.

MAYOR WOODWARD: I have not been over there myself.

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MS. BLANK: They do have one little sink. They don't have, like, a utility sink or anything, just that little stainless steel one on the back counter.

MR. BLANK: Darren, how big is that other building we talked about compared to yours; do you know?

MR. BIGGS: What other building was that?

MR. BLANK: You know where all the signs and all that are stored in, the Road Department.

MR. BIGGS: Martin, do you know how big that building is?

MR. NELDER: I'm not sure the exact dimensions.

MR. BLANK: It's a pretty good size.

MR. NELDER: It's probably equivalent to the three bays on your garage without the office. Without your office on that would probably be the equivalent size.

MR. BIGGS: So smaller?

MR. NELDER: Yeah.

MR. BIGGS: Smaller.

MR. NELDER: Because you're using the back half already.

MR. BIGGS: Correct, that part, yeah.

MAYOR WOODWARD: But the shop area—

MR. BIGGS: So the length of that building—

MR. NELDER: The shop area would be about the same size—

MAYOR WOODWARD: BPA members, what do you have to add to the conversation? Any thoughts?

MR. CZECK: Well, I mean, it depends what kind of money you want to spend. You could take over part of the Street Department if you had the back bays and had the office out on the side then this other building can be storage for the Street Department or whoever. We could figure something as long as you have a good place for an office and the restrooms and somewhere to eat. Storage is not that critical—well, on certain items— but it's not that big a deal. A little better place to function. You guys have to do the spending because it's coming out of your pocket.

MR. BLANK: Why is that?

MR. CZECK: Because you're going to own the building. We're not going to own it.

MR. BLANK: We'll give it to you.

(Laughter.)

MR. PETERSON: We'll have to raise the rates—

MR. CZECK: Again—

MR. PETERSON: Again.

(Laughter.)

MAYOR WOODWARD: That's not in the budget.

(Laughter.)

MR. MOSELEY: That new water tower, what is that big space where that cone is at? What's under there?

MR. BIGGS: Storage. We've got storage in there now. There's rats. Our bigger pumps are back there. Our air compressor is in there. Half of that is like a pump room where all the piping is. It's all empty up, Jamie, but the bottom is where we use it for storage.

MR. MOSELEY: So you can see the bottom of that tank?

MR. BIGGS: That's correct, yeah.

MR. MOSELEY: Build a couple floors in there.

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MR. PETERSON: I believe it was proposed when the tower was originally built to move everything over there and it was shot down.

MR. BLANK: It was.

MS. SLUSARCZYK: It had to be removed from the project.

MS. BLANK: How long have issues been going on?

MR. BIGGS: As long as I can remember.

MR. BLANK: Years.

MR. MOSELEY: I know me and Howard were over there one time a couple weeks ago and the downspouts weren't even hooked up.

MR. NELDER: Yeah, that's what we found.

MR. BIGGS: Those, Jamie, come on and off just because of however much rain, whatever else. But, also, in the winter, they freeze up so you can't have them on. So that's probably what you'd seen. I noticed that, too, the one on the north side—

MR. SHEELY: All four of them.

MR. MOSELEY: I mean, if you grade that away from that building and hook them downspouts up, a lot of that's going to go away. I know that you—

MR. BIGGS: Martin had already done that. That's fine. We'll see when the rain comes and see what the issue is. But this isn't new. This is years and years. What damage is done to that building, I don't know. I mean, that's just the tip of it. I'm just trying to give you an idea on the water part of it. There's other pictures that, you know, CT put a whole report together.

MS. BLANK: That's what's frustrating being new is that this has been going on for years and, once again, no one does anything about it and the building is damaged and we need a new building. Just like I felt with Kunkel. We knew that was an issue but for years and years we just passed it off. Now it's an issue and now we have to. There's just stuff we can't keep dragging our feet on. We have to do it. And I've talked to Darren and I don't agree with putting on a \$200,000 addition on a building Chris said they're going to need a new one in one to two years anyway. So, to me, that's wasting money, too.

MR. BOND: I'll agree with you on that.

MR. SHEELY: Is there enough room on that other building up here to put an office, restroom and break room for you guys in there?

MR. BIGGS: What building is that, Howard?

MR. SHEELY: The next one over.

MR. BIGGS: No, that's the one—it's smaller than the one we're in now.

MR. SHEELY: Yeah, I mean set you up with an office and—

MR. BIGGS: That would be a fine but I've got an office still where they work and they're moving the equipment around anyhow so you're still going to have dust issues and it's still going to be a pole barn. It's not—

MR. SHEELY: Okay. I just—

MR. BIGGS: Agreed. That's why we're here. Let's see what we can do. But it will be the same thing. It might be a better building but it's the same situation.

MS. BLANK: Anyone open to using Kunkel?

MR. MOSELEY: It's still money.

MS. BLANK: We're fixing the roof.

MS. BORDNER: You're only fixing the roof on the garage parts. The remainder of it has been deemed unfit for human habitation.

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MS. BLANK: Please keep that in mind.  
MR. BLANK: Yeah.  
MR. BOND: It's a big garage though.  
MR. BLANK: When we redid the inside of it a few years ago—  
MS. BORDNER: That's been more than that.  
MS. BORDNER: It was in 2014 when I first started. And it was done—let's just say—not fully well.  
MS. BLANK: Travis, have we heard anything on the grants to get that torn down yet?  
CHIEF EASTHAM: No, we're still waiting for Ashley. Ashley hasn't gotten back to us. The state allocates money every so often. They haven't allocated anything. She said she would advise us whenever it came.  
MS. BORDNER: We kind of got the feeling from her that it was a, "please don't contact me again. I'll let you know when I have something to let you know."  
CHIEF EASTHAM: Every month or two Kellie would send her an email asking so we didn't get forgotten. I would stop in and we'd send it. And the last one we got was kind of like, "leave us alone."  
MS. BORDNER: But please also understand that Kunkel is on the list along with—  
CHIEF EASTHAM: Six or seven others.  
MS. BORDNER: I was going to say at least five other structures, residential structures here in the Village and whether or not the county moves forward on that, we need to.  
MAYOR WOODWARD: Right.  
MS. BORDNER: That's part of our Zoning code. We don't leave dilapidated buildings that are vacant in that type of condition. And we have gone through all the procedures necessary to, one, have them deemed unfit for human habitation and then secondly to have them deemed a nuisance by Council. The next step is to demolish because obviously the property owners have not done that. So, you know, that's going to be another issue that needs to be on the list at some point as well. We've already reached out on the first home that we believe is not only the oldest, but the worst. We are trying to address that issue.  
MR. BLANK: What's the situation with the library over here? What's the arrangement that the Village has with the library?  
MS. BORDNER: We built it for them for a library. It's built for a library. They pay everything inside, and we pay everything outside.  
MS. BORDNER: Yes, but is there an agreement with the library—  
MR. BLANK: I don't think there is—  
MS. BORDNER: —that they have to stay in there?  
MR. BLANK: If there is, I'm not aware of it.  
MS. BORDNER: I mean, that library is very little attended. I mean, we watch it daily. You have multiple other libraries very close by here. I'm not looking to make something worse for Village residents. That's not what I'm looking to do, but there's a building that now we just put a new roof on it. There's maybe, maybe five to ten people that come through there in a week. I guess I just don't understand why that's not an option if there's no agreement with the library, you know, that they get to live in there or stay in there or work from there, whatever, for a certain number of years. Why isn't that building being considered when the Village is in such dire

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straights at this moment? Just a thought.

MR. SHEELY: How about possibly like a job trailer with a break room for the guys, office for him, restroom.

MS. BLANK: Howard, you went far left. I thought Kunkel was a bad idea.

MR. SHEELY: I'm serious.

MS. BLANK: Okay.

MR. SHEELY: It doesn't have to be—

MR. MOSELEY: Doesn't have to be permanent.

MR. SHEELY: —a big one.

MS. SLUSARCZYK: Please consider, his SCADA system, every time you move that wire and adjust it, that's big bucks.

MR. SHEELY: That's why I said if you get a job trailer to set over there. I don't know what they charge.

MS. SLUSARCZYK: You're going to continue to move—

MR. SHEELY: It's not a big job trailer. It's not a small job trailer. It would be kind of like what we got at our place like our break room, restroom and all that stuff.

MR. KOGELNIK: How long would that last?

MR. SHEELY: Over there?

MR. KOGELNIK: No, how long would—

MS. BLANK: The job trailer. How long—

MR. SHEELY: It would be permanent.

MR. BIGGS: You want us to work out of a job trailer to do the water and sewer for the Village. Is that what—

MR. SHEELY: It's not a job trailer. I didn't mean it to sound that way. It almost looks like a—

MR. PETERSON: You're talking about a prefab building.

MR. SHEELY: Exactly. Excuse me for not wording it correctly.

MS. BLANK: Literally, we could put in a big pole barn there, but if it's not done correctly, they're in the same situation they're in now. I mean, we could put in a whole pole barn that we were looking at too for Kunkel and it would be around \$200,000. Better than an addition.

MR. BOND: Pole barns are used for residences. If they're correctly built, there's no problem. I don't think our Zoning codes allow them here. There are other areas that do use them.

MR. KOGELNIK: May I?

MR. BOND: Go ahead.

MR. KOGELNIK: Right now, these facilities, these buildings, they need a pretty strong foundation, for one thing. And they need good drainage around them. Right now, the existing facility, it wasn't done probably correctly or intended to be a full-scale water and sewer department building that serves a community that is on the cusp of 10mgd. It doesn't. These facilities need a concrete foundation, concrete slab, good drainage around. They need propped up. They need enough space around them for laydown, Bob. Right now, that whole area over there doesn't have enough space in general, let alone the building is far from being adequate. It's actually extremely poor for a water and sewer department building. I am telling you right now you can put band aids around that building for the next two or three years, but you need to be looking at a more proper building for the future for your water and sewer department, especially—

MR. BOND: My understanding was that what you would be working with is the band aid for that, not new construction.

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MR. CAMPBELL: Hey, Darren, was that building the same way when you actually took that job over and started?

MR. BIGGS: Yes.

MR. CAMPBELL: It was the same way then?

MR. BIGGS: Yes.

MAYOR WOODWARD: We're coming to a crossroads where the Fire Department is also in need of more space, along with the Water Department. It's been discussed that perhaps the Fire Department could just go ahead and build a new building, which would allow a vacancy for the Water Department to occupy the current Fire Department building. It would make more sense to do that in that I wouldn't want to see Council spend money on a new building for the Water Department and turn around and have a new building for the Fire Department, too, and then we have a vacant Fire Department building that currently exists. So, in the grand scheme of things, it would make sense if the Fire Department building that exists now could accommodate the needs of the Water Department to go that route. It's not what Council probably wants to hear, but it would make most sense financially to get the Fire Department where they need to go and allow the Water Department to occupy that building.

MS. BLANK: So they'd have the Water Department and the Police together.

MAYOR WOODWARD: Safety Services does not have to stay together. You have to do what is going to work functionally for the department that you have.

MS. BLANK: I mean, when we looked at the map at the committee meeting, I think we talked about there was room to add bays on, correct?

MR. SHEELY: Yes.

MR. BOND: Yes, we did discuss that.

MR. SHEELY: Without going into a 10-million-dollar debt—

MAYOR WOODWARD: Okay, so if you do that, you're going to add on to that building, what do you propose to do with the Water Department? They're still in the same predicament.

MR. MOSELEY: Why can't you add on to the back of the Road Department building, tear that other building down? I don't know who ever designed that but it's a mess.

MS. BLANK: That's what I don't understand. If it's so bad, why we are we paying to put a roof on it if it's that bad?

MR. MOSELEY: We could maybe keep that building for storage. Tear that other one down and put a brick building up, add on to the Road Department. I know it costs money but these buildings when you build them for a municipality, should last over a hundred years, not these hillbilly pole barns. They don't last that long. I have a couple of them. It's just what they are.

MAYOR WOODWARD: You get what you pay for.

MR. KOGELNIK: You can tell on that picture right there that's the wood framing that forms the foundation. That wood, basically, just wicks moisture up into those walls.

MR. MOSELEY: They only last so long.

MR. KOGELNIK: You just wouldn't normally do something like that for a municipal building.

MR. BIGGS: And, actually, that picture there, he's correct with that. That picture right there it's coming through the walls into the



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office where all the computer stuff is.

MR. MOSELEY: Is there a way to add on to the Road Department?

MR. KOGELNIK: We haven't taken a look at that. Let's just say, for example, that the Road Department building was built more of a traditional brick—and—mortar type building and it can be added on. Okay, that's an idea, but my opinion is that building right there for the Water and Sewer Department building it might not even be fit for housing spare parts.

MR. MOSELEY: Then tear it down.

MR. CAMPBELL: I agree because it was in bad shape. Darren, how long have you been superintendent over there now?

MR. BIGGS: Good question. I don't know.

MR. CAMPBELL: I know it's been a while.

MS. BORDNER: It's been at least eight years.

MR. CAMPBELL: Yes, and nothing was done there hardly when he took over. Why wasn't nothing done?

MS. BLANK: Well, who was on Council at that time?

MR. KOGELNIK: So, one thing I could tell you is if the Board of Public Affairs knew that it was on their shoulders to invest in that building at the time they were doing the water rate study and sewer rate study, they would have built the costs into that, but they didn't. They thought that the financing and the ownership of the building was on Council. So, we had the opportunity to build our rate structure to ultimately improve or replace the building, but we didn't do that because we didn't know.

MAYOR WOODWARD: There has been some question about how the lease—and I say that with quotes—for the Water Department building works and who pays for what. And I believe that we discussed it in a committee meeting for the buildings and roads. And that the building itself and all of the facility stuff for the building would be on Council, just like a landlord/tenant agreement would be for a residential home. The shell of the building would be Council's responsibility but any kind of leasehold improvements would be on—

MR. PETERSON: On the Board.

MAYOR WOODWARD: —the BPA. I believe that was the consensus.

MR. SHEELY: I believe so. That was a couple months ago that was discussed.

MR. NELDER: Another thing is if they did move to Kunkel and we tear the side off, the classroom part, all the utilities come in the boiler room, which is the part that would be torn off. So we have to move all the utilities to that garage and that's going to be costly, the sewer, the water, the electric.

MR. BIGGS: There's only one garage door over there, too, so you're rearranging stuff in there. Rooms would still have to be built. Do you build something because the shell is there or do you look somewhere else? I discussed it with Martin, and it seems that would be costly over there to get that to where it needed to be.

MR. KOGELNIK: The other thing is when you consider adding on—it's a good idea. It's something that needs evaluated. But when you consider adding on, these days you've got that building department that you've got to get all the permitting for. Because when you touch something or significantly improve another building, the part that you're not intending to do anything with you might have some obligation to update

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those, such as electrical services and plumbing. Just keep that in mind.

MS. BORDNER: Chris is right. The Trumbull County Building Department is where we'd have to look to because the Village is exempt from its own rules. So, whatever you guys would decide to do or whatever property that you own or buildings that you own, you don't need permits from the Zoning Department because you're exempt.

MR. KOGELNIK: You know, you have decided to replace the roof on the building. Okay, that's good. Like I said, worst case scenario you decide to ultimately store spare parts or something in there. And then Martin has made some drainage improvements around there and a couple more drainage improvements can be made. At the end of the day, you've got a better garage. But long term, you need to be looking for replacing that building or moving into a more proper building.

MR. BOND: Didn't you apply once for a grant, Chris, for the BPA?

MR. KOGELNIK: Several times.

MR. BLANK: Chris, what size was that addition you were looking at for that building?

MR. KOGELNIK: It was—

MS. SLUSARCZYK: 20 x 32.

MR. KOGELNIK: The new building?

MS. SLUSARCZYK: The addition.

MR. KOGELNIK: The addition, I'm sorry. It would be about 20 x 32.

MR. BLANK: What is it, 20 wide now, Darren?

MR. BIGGS: It's 32 wide.

MR. BLANK: So it's just going up 20 feet. What will that give them? Bathroom and office?

MR. BIGGS: Bathroom, office, office room/lunchroom. That would be it.

MR. BLANK: Which end? this end?

MR. BIGGS: And that was a quick idea because we need something now.

MR. BLANK: North or south end?

MR. BIGGS: North. Until we can figure out what direction we're going to go.

MR. BLANK: But the thing is, even if they would be willing to do that, you don't want to stand here five years from now then it's a waste of money to do any of that.

MR. BIGGS: It's still an improvement to Council's building.

MR. BLANK: Besides what needs done.

MR. KOGELNIK: Yeah, your Water and Sewer Department still has to carry on business.

MR. BLANK: I understand that. But I'm just saying why put \$200,000 in something he doesn't want to be in there three or four or five years is what I'm saying.

MR. BIGGS: Well, for two reasons. One, it fixes the problems that I have now, which is needed to be immediate not three years down the road.

MR. BLANK: Yeah, but what do we do with it when you're done?

MR. BIGGS: The next would be it's still an improvement to Council's building. I don't know what you would do with it. Maybe Martin has plans—

MR. BLANK: If there's anything we could use it for but—

MR. BIGGS: I don't know.

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MR. MOSELEY: That's why Howard's idea would be good. You get a trailer in there temporarily until you figure out what you're doing. It would be dry—

MR. BOND: That's the quickest.

MAYOR WOODWARD: Is the BPA—

MR. SHEELY: It would be up off the ground.

MAYOR WOODWARD: —looking to have a separate new building for the Water Department eventually? So, we're going to add this addition on to that building but then eventually the Water Department wants to vacate it and move into a new building?

MR. BIGGS: That's my idea, Mayor. You'd have to ask the BPA, but that's absolutely my idea.

MAYOR WOODWARD: Does the BPA think that they'll be in good financial standing three to five years from now to where they can afford a new building? Because usually that's how this works is you would use your revenue to build the building but then Council would end up owning the building. Chris and I had a conversation about how the Trumbull County Fairgrounds works. Out there the Trumbull County Ag. Society builds the buildings, the grandstands, things like that, but then the ultimate ownership is the Trumbull County Commissioners. So, that's how these things work sometimes. Council has to look at they're going to need possibly a new Fire Department building or Safety Services building, whatever it may be and —

MR. PETERSON: I think the discussion came up because there was talk of building a new fire station so there was going to be a building available.

MAYOR WOODWARD: Eventually.

MR. PETERSON: If that was the case, then we need to look forward to figure out something. It's going to raise water rates. There's no way around it.

MAYOR WOODWARD: Even if that is the case, it would still take years—

MR. PETERSON: That is correct.

MAYOR WOODWARD: —for the Fire Department or Safety Services building to get built.

MR. PETERSON: Yes.

MAYOR WOODWARD: So, you have to have something—

MR. PETERSON: Chief, I'm assuming three to five years?

CHIEF EASTHAM: When we were first doing our half percent, the whole time we talked about it we mentioned a future building. It was mentioned in the Ordinance. It was mentioned a few times. I had a couple on Council and I know Arno Hill asked me if we ever build a building, what would we do with the old one? I said the only people that I know would use it in the Village would be the BPA. I left it at that. I had no intentions of building a building for about five years. But I don't know what the answer is.

MAYOR WOODWARD: How much at capacity is the Fire Department in that building?

CHIEF EASTHAM: My biggest problem, I'm over capacity. The way I have to park trucks. So, like, our Chevy ambulance is 26 feet. It's eight years old now. They usually last 10 to 15 based on how well they're taken care of and just how good a vehicle we got. When I go to replace that vehicle, I'll have to special order another one with the shortest box I can find with a van

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front end just to park it in the building. I have six inches at the bumper at the door, and I have six inches to the ladder tower. And the ladder tower has curved blocks to keep it from going through the back wall. And it sits almost up against the back wall. All my other trucks are parked in there in the same fashion. The only one that has room behind it right now is about six feet of space is the new ambulance to the tanker. Everything else is backed up as tight as it can get. The rescue unit, it's parked two wide in one bay, and you have to zigzag your way out. It's been an issue like that for probably the last, what would you say, Chris, 20 years?

MR. PETERSON:  
CHIEF EASTHAM:

Yes.

When we go to buy a new ladder tower in roughly eight years, we will not have one that will fit in that building. We either don't have one of these trucks to cover these big municipality buildings, these big commercial buildings, Foxconn, Ultium Cells, Anderson—DuBose, Matalco, or we just don't own one or we don't have anywhere to park it because it will not fit in there.

If you hit the brakes backing that truck in too hard, you smack the top of the ladder tower off the garage door. That's without weather stripping. It's all been removed. And it was like that when the truck came and that was the shortest height-wise truck you could get. We've lost two mirrors on our tanker since 2015 going in and out of doors because you only have about three, four inches on each side of the mirrors going in and out and they do not fold in. It's been a problem for years.

When we talked about the half percent, if you remember, there was a list. I listed out everything I projected over the next ten years. Those were all on there. Replacement of that ladder tower. We had gear, which will have to be done this year if we don't get that grant. We had a future fire station. Our personnel issues. All of that was listed on there and another ambulance being replaced in the next ten years. That was all on there in black and white from the very beginning. I have no intentions of building a fire station at all. I know Darren and them are having problems. I don't know what the answer is.

MR. CAMPBELL:  
CHIEF EASTHAM:

So you're satisfied with the way the fire station is now?

Absolutely not. I haven't been satisfied in 20 years with how it is. The other problem we have is the bedrooms are built in the meeting room. And I know Martin is going to address it once we get the new a/c unit on the roof about re—adjusting the duct work and moving stuff around off different plenum, but it does not shut off. It will run 24/7 and 75 degrees outside because it never stops. It never cycles. It never gets a break. We have 13 runs on one plenum.

MR. CAMPBELL:

I think ever since we passed that tax and got another ambulance to help take people to the hospital in this village, we need to take care of our residents. That's my main concern. And if he needs to build a new fire station to equip all this stuff, I say let's look at it and give Darren—

MS. BLANK:

And I'm going to play devil's advocate as a resident who supported them on that levy. It looks bad to me that we're

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automatically building a new building, like, after what, a year? I mean, to me, that's my opinion.

CHIEF EASTHAM: If you started on that building today, I bet it would be four years before it would even be completed. If you started today. I bet the first year would just be preplanning of that building.

MS. BLANK: Running for office I had people approach me—

CHIEF EASTHAM: Wouldn't you say that, Chris?

MR. PETERSON: Yes.

CHIEF EASTHAM: I mean, I'm not an engineer on that part of it, but I'm willing to bet it would take at least a year to even preplan it.

MR. KOGELNIK: There's a lot of due diligence and planning, especially for a fire station that you'd have to go through. Four to five years would be—

MR. BLANK: A lot of hiccups are plain. And it's no one to blame here. The 24-inch waterline and that waterline to Foxconn, we'll be ponying up some of that money. That's a big problem if we did that.

MAYOR WOODWARD: Like Jessica said—

MR. BLANK: We'd a had that money.

MAYOR WOODWARD: —if you're going to add a building, if you're going to build a building, the taxpayers are going to scrutinize you either way. So, if you're going to build a Water Department building, they're going to scrutinize that. If you're going to build it for the Fire Department, they're going to scrutinize that.

MR. PETERSON: If we build a building, which is what we're going to have to do eventually, you're going to have to build a new fire station from what I'm understanding. You're going to have a vacant building in the Village. Are you just tearing it down?

MR. BOND: Either that or you put an addition.

MR. PETERSON: Yeah, if you're going to put an addition on the existing fire station. Then we need to look again at a building for the Water Department.

MAYOR WOODWARD: You can add on to the existing Fire Department, but you're still going to need a building for the Water Department.

MR. PETERSON: Correct. Regardless, I think we all agree, we need a building.

MAYOR WOODWARD: If you build one building for the Fire Department, you can give the vacant building to the Water Department then you're only building one.

MS. BORDNER: But that doesn't solve the immediate need.

MAYOR WOODWARD: Right. I don't believe that there's any way to find an immediate relief for the problem. We don't have a vacant building for them to move to. Right now we're planning for the future. We're trying to get the water out of the building, which seems to be a huge part of the problem. So mitigating that right now is helpful.

MS. BORDNER: But you're leaving a dangerous situation for your employees, unsafe and health wise unhealthy.

MR. BOND: Like Howard suggested—

MR. PETERSON: There's a meeting room up there. Let's move them over there for now for a temporary fix.

MS. SLUSARCZYK: Put them in Council chambers and put Council chambers in the community room.

MR. BIGGS: Or Council can go over there. I mean—

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(Inaudible — multiple speakers talking.)

COURT REPORTER: Excuse me.

MR. PETERSON: I mean, it's an idea. I'm just following an idea.

MAYOR WOODWARD: That's why we're here today to come up with a solution that somebody has. You're telling me what all the problems are, but do you have a resolution?

MR. BIGGS: Yes. That's why we need direction on this. It's obvious with the building whether it's the library or whatever else, that's why we figured everything is right there. Let's put an addition on there. That's why I asked right from the beginning. What I want to know is who is paying for this? So then we can go from there. I obviously didn't get an answer, but then we can discuss that if that's going to be the correct way or not. But at least that solves our immediate issues. The other stuff I don't want to see stall, but we have to have a solution right now for the problems we have in that building. Thus, the meeting.

If it's Council, I'll come to them, here's what I'd like to do. If it's going to be the BPA, come to them and say this is what we want to do. That's what I want to know. If it's a collaboration, I don't care. Something needs to happen. Let me know who is going to pay, we'll discuss it. I thought the quickest thing was putting an addition on and then moving forward. Something's got to be immediate, not three years down the road.

MR. BLANK: Darren, you said it's about a three-year band aid.

MR. BIGGS: What's that?

MR. BLANK: You said it's about a three-year band aid. Who on either side is going to blow 200 grand for three years?

MR. BIGGS: I don't care, Bill. I don't care who does it. Don't care.

MS. BORDNER: That's why I suggested the library. I mean, would the library work for the Water Department?

MR. BIGGS: Absolutely.

MS. BORDNER: Okay. That's why I suggested it. I don't understand why—

MR. BIGGS: I mentioned that before, too. I mean, I don't know if that's the answer—

MS. BORDNER: I'm just throwing it out there. We already own the building, and you've got ten people that come in there in a given week. We've watched it. Again, I understand, but listen, we have cancelled other programs within this Village due to disuse. This is an immediate safety issue, a health issue for your employees. But we're going to keep going ahead with allowing a building that brings in ten residents a week.

MS. SLUSARCZYK: But I don't think the library—how are you parking a truck in the library?

MS. BORDNER: What my point was in using the library was you can still, with the upgrades or the fixes that they're trying to do with the water situation over there, you can still have the equipment over there. But you can bring the more sensitive equipment over to the library. I know that they have restrooms. I know that they have a break room. I know they have enough space for offices. And you could have those offices and those types of things over there so that the bigger equipment stays in the storage. It was just a thought. I just see it not being used to its full capacity in the way that it should be. And given that, if there's immediate need when

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you have a safety issue and a health issue for the employees, it doesn't make sense to me not to use that building.

MS. BLANK: Would it make more sense to add on to the Street Department than the building at the Water Department that we're just not going to use in a few years? Would that be something that's more feasible.

MAYOR WOODWARD: I would rather see the Road Department building be added onto—

MS. BLANK: Yes.

MAYOR WOODWARD: —because I feel like eventually that space could be utilized—

MS. BLANK: Regardless of our future plans.

MAYOR WOODWARD: —as opposed to a building that may eventually need to be torn down because of mold issues.

MR. KOGELNIK: Martin, what would you say to that? I think that makes sense, but you know better.

MR. NELDER: I know our building needs work, too, because it's the original Police Department from the 60s, I believe.

MAYOR WOODWARD: Which eventually if the Water Department vacated, then you could move into the newer offices and utilize the other rooms, the old offices for something else or open them up—

MR. KOGELNIK: So, are you suggesting that you add on to the existing Road Department building to suit basically the office, cafeteria, that kind of space for Water and Sewer? That might work.

MAYOR WOODWARD: On the north end.

MS. BORDNER: So, again, why spend the money?

MR. KOGELNIK: On the south end of his building.

MS. BORDNER: I don't understand why you guys are—

MAYOR WOODWARD: You want to go on the other side of the garage bays where the driveway goes around the building to the cemetery?

MR. KOGELNIK: Is it the north or south that you're talking about for the Road Department building?

MR. NELDER: You guys are talking about the south, right?

MR. BLANK: You were talking about the south end, Darren. An addition on the Road Department.

MAYOR WOODWARD: Okay—

COURT REPORTER: Stop, please. Regroup.

MR. KOGELNIK: Towards the road or away from the road?

MAYOR WOODWARD: Towards the road.

MR. BIGGS: There's no room on the south side, Bill.

MR. BLANK: So, it would be on the north side?

MR. BIGGS: It would have to be. That's the only thing left is the north side out towards the road. That's all that's left over there.

MR. MOSELEY: Tear that road out of there and move the fuel tanks. There's no room back there?

MS. SLUSARCZYK: Well, what about the space right behind the Administration Building going straight back? Where it adjoins the property, you could add on to this building. You could put their bays and their equipment underneath and their offices on the second floor like ours.

MR. BIGGS: Well, if you remember, CT actually put a whole design in for a building and property. We own all the way back even into the trees all the way around. But that was big bucks. That would be a final thing on there, but I don't want anybody to forget about it. CT already did a preliminary design on that on everything we would need and whatnot. So, don't forget

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that. Obviously, that's nowhere near the present.

MAYOR WOODWARD: And that could come in time a couple years down the road, ten years down the road once we regroup from financial disaster.

MR. MOSELEY: What about that piece of grass in between this building and that building? How wide is that?

MR. BLANK: Martin, you have an idea?

MR. MOSELEY: And build a building in there.

MR. NELDER: I don't know how wide exactly.

MR. BLANK: Where the gas pumps were and the picnic table.

MAYOR WOODWARD: I think the consensus, though, right now is that Council doesn't want to build a new building for the Water Department.

MS. BLANK: If we're adding on, we don't want to add on to one that's not going to be useful in a couple of years.

MR. KOGELNIK: I'm definitely listening to that idea. And, you know, if there's the ability to stay in the existing Road Department, if that's the desire—

MR. NELDER: Because we can move our salt trucks out to one of the—like, to the Water Department garage and they could put their trucks up where our salt trucks are.

MR. KOGELNIK: But what I'm saying is it gives you the opportunity to upgrade some of the things inside your building while adding on adequate space for the Water and Sewer.

MR. PETERSON: That makes more sense.

MS. BLANK: And I get it. I get every building right now because of the age and stuff have things that need done, but we really need to start prioritizing needs versus wants.

MR. KOGELNIK: Is the roof project already authorized for roof repair, replacement on the Water and Sewer?

MS. BLANK: So, it was and when I talked to Benny from Boak and Sons, they were six weeks out.

MR. KOGELNIK: How much is that roof?

MR. BLANK: \$13,000.

MR. MOSELEY: But you're still going to need that for a couple more years.

MR. KOGELNIK: Yeah, that's correct, Jamie.

MAYOR WOODWARD: So we want to go forward with the roof because it's still going to be used.

MR. KOGELNIK: Yeah, I think you have to because you need to buy yourself some time and their equipment and other things are stored underneath that roof.

MAYOR WOODWARD: Okay. We do have something else we need to discuss. Is everybody here on Council and Bill, are you in agreement that we want to move forward possibly with a work authorization for CT to add on to the Road Department building?

MR. BLANK: Well, you need to get an estimate. You're going to need an estimate.

MR. KOGELNIK: We'll come back out and take a look with Martin and with Darren to see what is needed for that area. Then we'll report back to you with a work authorization and what other issues we might see in looking at that. But that makes sense to me. I would rather attach money to something you're going to keep.

MR. CZECK: It only makes sense to add on to that building because you can utilize one lunchroom for both crews. They don't have



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to be separate.

MR. BLANK: And there's bathrooms.

MR. CZECK: Bathrooms and everything. It would be more cost effective to use that building.

MS. BLANK: And then if we get a new building or somewhere else, at least you have something sooner rather than later. And Martin's department can still use it.

MR. NELDER: We can make a whole back garage for these guys' trucks. We'll just put our stuff—

MR. BIGGS: I know you're willing to make it work, Martin, but you're out of room, too.

MR. NELDER: Yeah.

MR. BIGGS: I mean, we need to plan on what we need to do to make this work.

MR. PETERSON: That fixes the immediate problem. So, my next question is, down the road is it Council or is it the BPA? Because we need to know that answer because we need to build it into our rate structure if that's the case. You agree?

MR. CZECK: Yes.

MAYOR WOODWARD: So that's something that probably should be decided. Does Council want to—

MR. BLANK: It doesn't have to be decided tonight.

MAYOR WOODWARD: No, no. But it's something to think about.

MR. BIGGS: We've been doing this for years. It has to be decided tonight.

MR. BLANK: That's the problem. Everybody wants to get the answers and nothing gets done.

MR. BIGGS: We need an answer tonight.

MR. BLANK: We need a price. If you want to know who is paying for it, we need a price.

MR. BIGGS: It doesn't matter. We're still a Village employee that needs to be taken care of. It's a health—

MR. BLANK: We may split it, Darren.

MR. BIGGS: Then that's what needs to be decided.

MR. BLANK: That is why we need the cost.

MR. BIGGS: How is Council going to say if it's \$10,000, we'll take it. If it's 300, we're not. No.

MR. BLANK: I didn't say that.

MR. BIGGS: Is that the way it's going to be or not? Let's just make a decision now who is paying for it. That's what needs to be happening. That's what has been up in the air for years and years and years. Council has said, "No we're not going to pay for that. Yes, we're going to pay for that." Let's narrow it down to who is going to do it so that we know who to go to and our extremes that we can get out of this. And make it happen. And make it happen tonight.

MR. BLANK: Chris, do you have any idea roughly a dollar amount something like that would be? Two hundred? More than 200?

MR. KOGELNIK: Building prices right now for a facility like that, you're looking at probably 300 a square foot, around there. Don't hold me to those numbers. We were talking—

MR. MOSELEY: You're going to spend—

MR. KOGELNIK: What's that?

MR. MOSELEY: You're going to spend a half a million dollars no problem.

MR. KOGELNIK: I can't argue with that number. It's just that building prices these days, it's a lot. So, listen, like we've been talking about,

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if we had that understanding, we would build that price into the rate structure so that it can be paid—

MR. BLANK: So all the residents have to pay more.

MR. KOGELNIK: —responsibly. If we can't do that, then you're going to have to figure out what you're going to do.

MR. BIGGS: With you saying it being built into the rate structure, everybody hates to hear that. That's where that comes from. That's where the levies come from. That's where the taxes come from, everything else. Take care of the employees, build the buildings, get the equipment you need. Everybody needs to understand that. Everybody hates to spend the money. I understand that too. Nobody wants to—

MR. BLANK: I know but it could be paid for—

MR. BIGGS: —but that's exactly where all that comes from.

MR. BLANK: But if it could be paid for—I know where it comes from. This ain't my first year as Clerk. But, anyway—

MR. BIGGS: It sounded like it when you were saying you ain't going to put it in the rate structure—

MR. BLANK: I'm saying why should we do that if we can pay it with our tax dollars. Why in the ——

MR. BIGGS: Agreed.

MR. BLANK: You're taxing the people again is what you're doing with a rate increase.

MR. BIGGS: Perfect. Then it's Council's responsibility to make it happen. I agree.

MR. KOGELNIK: We will follow up and we will do an assessment of the existing building with Martin and with Darren. We'll report back. Just like I said.

MR. BLANK: That water deal was awesome for LEC I think.

MR. KOGELNIK: What?

MR. BLANK: That water deal that we had with LEC was just awesome for the community is all I'm saying.

MAYOR WOODWARD: We can schedule another work session.

MR. PETERSON: I think we need to have these once every three months.

MAYOR WOODWARD: We can come back.

MR. KOGELNIK: You should have a follow up to this to see, okay, this is what it's going to be. And that will satisfy what Bill just laid out there. It might even bring to light some other things that you need to know about your Road Department building. I don't know. I have no idea.

MS. BLANK: We don't need to know.

(Laughter.)

MR. BLANK: Martin, we aren't doing anything until you clean that place.

(Laughter.)

MR. KOGELNIK: No, seriously.

MS. BLANK: I know.

MR. KOGELNIK: Like I said, when a municipality comes up to us and says hey, we want to put an addition on a building, we're paranoid because of the probability of managing their expectations. They just want to put an addition on a building. But they don't understand that there's ramifications for updates for code compliance on the existing parent building. Anybody here that works in the construction industry will know that.

MR. BLANK: We understand that.

CHIEF EASTHAM: That building is probably really close to the square footage in needing fully sprinkled.

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MR. KOGELNIK: Ouch.  
CHIEF EASTHAM: I'm being dead serious. Go to your Dollar Stores. Your Dollar Store are exactly one square foot under what it takes to sprinkle. If it's a commercial building, and especially a public building, once you hit a certain square footage, once you alter it, you have to bring it up to code. And it may not have been the code when they built the building. Like our schools. Our schools are non-sprinkled. They were built prior to that code. They are grandfathered in until you want to put an addition on that school. Then that school has to come up to today's code and be compliant. That's the problem you get into.

MAYOR WOODWARD: The whole building?  
CHIEF EASTHAM: Yes, the whole building. So, that's the reason they don't have smoke detectors in the elementary school. That's why that Simplex System is not correct. Everything is not up to code because it was grandfathered in because it was built under an older code. When you alter a building, everything has to come up to code because the building inspector is going to come in and they're going to demand it. Then they're going to look at me to enforce it, and they have to bring it up. But that's something, like Chris said, when you dig into a big project like that or an old building, those are the ramifications if you're dealing with a public building.

MS. BORDNER: It's also the same thing if you're dealing with zoning. You've got dual-zoned parcels, and we leave everybody alone until you want to do something and now you have to become code compliant. It's no different.

CHIEF EASTHAM: And the grandfathered in was prior to the code.  
MS. BORDNER: Absolutely.  
MAYOR WOODWARD: So, it seems like everybody is on the same page, then, and want to look at adding on to Road Department building as a first resort.

MR. KOGELNIK: Okay.  
MAYOR WOODWARD: We also need to discuss the 24-inch waterline tonight. Cindy, I'm going to call on you for this one.

MS. SLUSARCZYK: Well, from my observation, I've heard—we don't have the figures. We don't know what you're asking for. I don't know what you have been given and what you have not been given. So, I just did facts—

MAYOR WOODWARD: Okay.  
MS. SLUSARCZYK: —based on the rate calculator and an interest rate calculator that was in our sewer rate study. So, we know that the proposed waterline could be upwards of 14 million dollars. We have a 4.2-million-dollar grant that's an 80/20 grant. We have to match \$840,000 to accept that grant, which is our money no matter what. You take the 4.2 off, that's still leaving us with about a 10-million-dollar loan based on the engineer's estimates.  
So, I looked at the BPA's financing. The 24-inch waterline was not part of our rate structure in the rate study. That was something that we thought we would get with TEC coming from MVSD and free at the time. So, it was not built in. If the BPA were to have to pay for the 24-inch waterline—I don't have enough copies for everybody—all I can say for future predicted revenue, is whatever is going to come

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besides rates is the TEC money. When TEC starts drinking water, we know we're going to make an adder of 49 cents a thousand gallons. So, at the top you'll see the expense; at the bottom is the revenue. If TEC uses 3 million gallons a day for 335 days. And you'll see I adjusted it out because they don't operate 365 days a year. So, that's a big factor. So, I struck it so you would remember I don't want to anticipate something that we're never going to get.

But on the 49-cent adder at 3 million gallons a day, we're going to see \$492,450 a year, potentially. You can assume maybe more. I heard that the new plant is more efficient. It doesn't use water like the design of the current plant. We don't know. We're stabbing in the dark just like all of you here tonight.

So, I took that 7-million-dollar figure. If we were to take out a loan for 7 million dollars, you'll see an interest rate of three percent and an interest rate at four percent. I feel that the BPA could pay for a 7-million-dollar loan at three or four percent interest. Anything above and beyond that, you're gambling. Truthfully, we're gambling with 3 million because we have nothing to go on except their word.

So, those are the figures that I came up with.

MR. MOSELEY:

I thought TEC was running their own waterline from Warren.

MS. SLUSARCZYK:

It is, but we are making revenue on that. We're going to use that revenue that we'll get in the future to pay for the 24-inch waterline if the BPA has to come up. But we're still about 3 million dollars short, a minimum of 3 million dollars short to put that waterline in.

So, I wanted you to see facts. If you think the BPA can afford to pay that, this is the only way we have to pay for it unless we go back to the rate study and the water rate structure. Everybody has opinions on that. But those are the annual payments. You can see. Can the Village afford to do that? Is the Village going to pay for the waterline? I do not know. Is it something you want to split? I just wanted to provide you the facts.

MR. BOND:

Question, Cindy.

MS. SLUSARCZYK:

Uh huh.

MR. BOND:

And I don't recall, this 49-cent adder, is there any provisions for that? Can we increase that at some point?

MS. SLUSARCZYK:

Absolutely not. It's 49 cents for 20 years.

MR. BOND:

Thank you. That's what I thought.

MR. BLANK:

Cindy, these 3, 4 and 5 million gallons, what year are you looking for these?

MS. SLUSARCZYK:

Since the waterline for the City of Warren has not even been—there's not even a permit for the waterline yet, right? So, it's '24, I would say your best, earliest possible time would be at the end of 2026.

MR. KOGELNIK:

Yeah.

MS. SLUSARCZYK:

But for them to actually use that kind of water, they have to go and put power into the grid. They have to be able to go out there and sell that power they know they can produce. So, I would assume in 2027 they'll be able to sell that power at such a volume that we would see 3 million gallons a day.

MR. BLANK:

What's LEC's now?

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MS. SLUSARCZYK: LEC's current water or what our profit is?  
MR. BLANK: No, their usage.  
MS. SLUSARCZYK: LEC can go from—Darren?  
MR. BIGGS: 2.6 million gallons a day.  
MS. SLUSARCZYK: That's on Niles. He's talking totals. So 3 to 5 million?  
MR. BIGGS: Well, it would be around 5, yeah, around 5, between the two, correct.  
MS. SLUSARCZYK: And that's average. I mean, summer is more. Back earlier this year I don't know if they took a million gallons one month.  
MR. BLANK: Are you basing these millions off TEC or off of LEC?  
MS. SLUSARCZYK: No. The 3 million gallons, the TEC adder is 49 cents.  
MR. BLANK: I can read. I'm saying, you said—what I'm asking—I lost my train of thought.  
MS. SLUSARCZYK: The volume that I'm projecting, their contract tells us—  
MR. BLANK: That's what I want to know.  
MS. SLUSARCZYK: Yes, but there's no commitment in their contract. Just like with LEC oh, we want to use so much in a day.  
MR. BLANK: Do they tell you guys when they're running—  
MS. SLUSARCZYK: They show us the sky and we don't get that. So, that's why I'm saying I only can predict based on what I was told. If their new plant is more efficient and doesn't use water and gas like this one does, then I don't think I'm going to see 3 to 5 million gallons a day. So, I went safe. But I wanted you to see the facts. I'm not trying to hide anything from you. I'm trying to work with you and give you the information. You can determine then.  
MR. BLANK: So, if it's 3 million a day, say, when they're up and running, you think you can make those payments?  
MS. SLUSARCZYK: At 3 million gallons a day based on 335 days a year, that will give us revenue of \$492,000. Depending on the interest rate, I can make it at three percent; I'll fall short at four percent. And that's only at 7 million. Again, 7 million is not enough to build a 24-inch waterline.  
MR. BOND: That takes the entire income.  
MR. BLANK: Right.  
MS. SLUSARCZYK: Every penny.  
MR. BOND: You don't have any fixed cost on that?  
MS. SLUSARCZYK: Darren?  
MR. KOGELNIK: What was the question again, Bob?  
MR. BOND: They don't have any costs. Is this correct? There's no manpower usage, any maintenance, anything like this, no fixed cost?  
MR. KOGELNIK: On?  
MR. BLANK: On the Warren line.  
MR. KOGELNIK: On the Warren line, there's nothing that the Village is obligated to for repair costs on that waterline at all.  
MR. BOND: Okay but in the expense of having them here is what I'm asking, fixed costs, employees any equipment, any time?  
MR. PETERSON: You're saying is that 492 costing our department. Is that what you're asking?  
MR. BOND: The what?  
MR. PETERSON: Is that \$492,000, is there any deducts due to the cost of the department?  
MR. BOND: Yes.  
MR. PETERSON: Darren?

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MR. BIGGS: I don't think there will be anything that you'll see except for dealing with the meter and the time just to seeing what's going on there. I don't think you're going to actually see anything. Will we spend some time with that? Absolutely, but there's not—but other than that, I really don't think we'll see anything. That meter, if everything works out, is actually going to be owned by TEC. The waterline is Warren. There shouldn't be. I don't think there will be anything fixed. It will be we'll see, except for employees' time but you won't see that. Does that answer your question, Bob?

MR. BOND: It depends on how much employee time.

MR. KOGELNIK: It wasn't intended for the Village to spend any time other than reading the meter. I mean, everything else, Bob, everything else was to be on the City of Warren.

MR. BOND: Okay. That's what I'm asking.

MR. BLANK: Chris, I've got a question. When we talked about the engineering on the 24-inch—

MR. KOGELNIK: The new Lordstown one.

MR. BLANK: And that's covered? Engineering would be covered under that 4.2 million dollar grant?

MR. KOGELNIK: That's what we're talking with the US EPA now about as to whether we can—

MR. BLANK: Because my other question would be—

MR. KOGELNIK: Spend more engineering on that one—

MR. BLANK: I just wondered how that would work. Say they said we'll give you the engineering. They're not going to say now you can sit on the rest for five years.

MR. KOGELNIK: Yeah.

MR. BLANK: So, I guess we need to know before we go that far. How much time do we have to use the rest of the money?

MR. KOGELNIK: I said it before and I'll say it again, you have an unusually good grant with this. There's no expiration date. So, the only thing that expires is money. A dollar today isn't going to be a dollar tomorrow. You've got to add inflation.

MR. MOSELEY: We've got to get it engineered so we know where we're at.

MR. BLANK: Yeah. I just can't believe—

MR. KOGELNIK: Well, you need to get the waterline designed.

MR. PETERSON: Yeah because there could be things we don't know about that pumps that up.

MR. KOGELNIK: That's correct. You're already talking with potentially MVSD and deciding that, "that's not the point A I was talking about. I want you to start here." You don't even know that yet. All that we know is that we're following the existing line. And that might not be clearly understood amongst the Village and MVSD right now.

MR. BLANK: How long do you think it will be before you find out about that loan for engineering?

MR. KOGELNIK: Well, we need to go through the due diligence of doing that, Bill. We are not authorized right now to do any of that. So, the only thing that we know, like I said, is you're going to follow the existing route. That's an assumption right now, that we can follow the existing route. Is that the best route? Can you tell me?

MR. BLANK: No, but I know we're only paying you one—

(Laughter.)

MR. MOSELEY: Didn't you guys already fly that?

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- MR. KOGELNIK: We flew that route assuming that—because it was inexpensive to do it and we thought, you know, jeeze we're on the cusp of getting this grant money. Let's get this flown so that we can have the date that way we won't have to wait when we get the money. But in this particular case, two of the three grant opportunities failed, so all we got was the 4.2 million. So, we have the route flown. We have the data accessible. If that route is the one that we can use and we can confirm that, then we're good for data. That cuts down significantly on the survey amount that we would have to get from the Village.
- MR. MOSELEY: You could still use this money to get that engineered and then burn the rest of it up putting in one section or something, correct? And capping it off until we figure out —
- MR. KOGELNIK: In the perfect situation, you could do that. But just burying a section of waterline in a roadway, I'm apprehensive to do that right now unless I know exactly what's going to happen up to that section and beyond that section. And I would also want to know the timeline of doing that before I recommend that the Village undertake something like that.
- MR. MOSELEY: Well, we still need to get it engineered.
- MR. CZECK: There's a second scenario here that we talked about but we'd have to involve the City of Youngstown because if we run the waterline down through the power transmission right-of-ways, that would change this whole thing.
- MR. SHEELY: Yeah, I know what you're talking about.
- MR. CZECK: The cost would go down but there's a lot involved in the most direct route.
- MS. SLUSARCZYK: By doing that always, though, we're always working to get our water rates secured with Niles and the volume of water. So, if we go to the Youngstown line and try to pull water from there, it doesn't help us in the Niles water situation. In my opinion, I think that's where it stops the talk about going cross country. We have an agreement with Niles. And if we're going to think about doing something else, then I say as it has been mentioned from MVSD, Tom Holloway said it numerous times, inquire about becoming a member of the district. So, if you want to do something different, it's not change the path of the waterline, it's pursue your pros and cons of becoming a member of the district.
- MR. KOGELNIK: I recommend that the Utilities Committee list out these things that we're talking about, evaluate them, maybe involve the Solicitor and then report back to the same group of people maybe in a couple months and see what you found out. You could do your own due diligence.
- MR. SHEELY: Is there a potential of us getting some more grant money next year for this waterline or not?
- MR. KOGELNIK: There's always the ability to go after grant money.
- MR. SHEELY: Okay.
- MR. KOGELNIK: Whether or not that's successful or not is a whole other thing.
- MR. SHEELY: Exactly.
- MR. KOGELNIK: When you go after big pots of grant money like this, you better have a plan in place. It's okay to not have your plan in place when you're going after small projects like OPWC because they pay for that. This is something different. And

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you need to do the due diligence that I'm recommending that you do. If you don't want to do it, then hire somebody. We'll do it. I think that the Utilities Committee can handle these items. This is picking up the phone, talking with the district, reporting back, involving Solicitor Ries here on some of this stuff. This isn't rocket science to do. It just takes diligence. That's why they call it due diligence.

MR. CAMPBELL: I don't know whether we can do that or not. All of us has—at least a part-time job. You know, she's a teacher. I don't know where we'd have time to do that.

MR. KOGELNIK: Okay.

MR. CAMPBELL: I really don't.

MAYOR WOODWARD: Well—

MR. PETERSON: I'd be willing to pick up the phone.

MAYOR WOODWARD: —I have to say, though, that's what you signed up to do. Somebody on the Utility Committee needs to do that, preferably the chairperson.

MR. KOGELNIK: Listen, when you have a daunting task like this, you take little bites at a time. And the best thing you could do is list out some of these things. Appoint people, "you do this; you do that." And then report back to this group. I'm not saying that this should be all on one person's shoulders. That is not what I'm saying. But, if you don't want to do this, then commission somebody like me with our staff to do it and we'll do it for you.

MAYOR WOODWARD: I will. I will call the district and talk to them and see what it will take.

MR. BLANK: Thank you, Mayor.

MS. SLUSARCZYK: I would like, if at all possible, Council to ask the Solicitor to see the pros and cons first because I don't want to say, go this way and oh, you have a financial obligation of 2 million dollars. You know what I mean?

MR. KOGELNIK: Good point.

MAYOR WOODWARD: He did mention that we need to bring legal into it.

SOLICITOR RIES: There's a whole statutory procedure in the Ohio Revised Code to petition the part of the district. It's governed by two judges, a judge from Mahoning, a judge from Trumbull. Everybody would need to be on board with us. But that's, again, one option. If everyone is on board with us, then that's the decision we'd want to make. That's one of our options definitely to consider.

We met with MVSD twice the past several months about this and they weren't interested. But it wasn't super time consuming. It was a couple hours we met with them. I think we just need to get a big picture and focus on what our options are, which direction we want to go. and if we want to be part of the district, I can walk everyone through the petition process.

MAYOR WOODWARD: But this would help to remedy the situation with the BPA significantly if we were able to pull that off.

MS. SLUSARCZYK: Absolutely. Mr. Holloway said last night when we petition the district to become a member, we would also want to be sure that we ask for the bulk water rate. By doing that, right now MVSD is selling water at \$2.11 a thousand gallons. I don't know how that contract—it's a ten-year contract with Niles and we've been in it for three, four years now already.



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Would we maybe have to buy that 28 million gallons a month from them. What we're talking right now, if LEC wants to go using 1.2 million gallons a day to 3.5 and we get that worked out and we can sell them that, you're talking 105 million gallons a month for Lordstown Energy Center alone. Lordstown Energy Center is exempt from that contract with the City of Niles. So there's pros and cons. Like I said, I think the Village needs to know exactly where they are. If it's favorable and that can be achieved, I think that's something that's going to be our salvation after we have these two contracts.

MR. PETERSON: This would be a question for Matt probably. The way the contracts are written for LEC, we have a 13-cent adder. If we became a member of the district and we get a lower rate, how does that work with the contract?

SOLICITOR RIES: Well, it's not going to affect—our contract is with LEC directly, so, I mean, it would be more profit for us.

MR. PETERSON: Okay. I just wanted to make sure the contract was written correctly that way. I didn't want to give them a discount.

(Laughter.)

MR. PETERSON: I wasn't looking at trying to make their water rate lower.

MAYOR WOODWARD: In trying to tie together both the building and the waterline, you're asking Council to fund both of these in some capacity. So, it's a lot for Council to take on all at once. But we need to walk away tonight with a firm number for this waterline so that Council knows how much is going to need to be invested in the waterline from this side of things. And then when stuff for the building comes through, is it going to be feasible to do that right away, too. It's kind of like which is the most important thing right now. You're asking for two really big things.

MR. PETERSON: Has anybody considered talking to TEC now that Warren has increased their rate quite a bit to see if they would be willing to go with Meander water and might help us with the 24-inch?

MR. BLANK: I think they're locked into a rate.

MR. PETERSON: I'm just asking the question. I don't know the answer.

MR. BLANK: I'd be shocked if they weren't locked in.

MR. SHEELY: Well, they haven't started cutting ground for the waterline—

MR. BLANK: I know.

MR. PETERSON: If there was ever an opportunity, it would be now.

MR. KOGELNIK: I don't have a permit.

MR. BLANK: Huh?

MS. SLUSARCZYK: There's no permit for that waterline.

MR. BLANK: He's got to be locked in to a low rate for years, for 20 years like he did for us.

MR. PETERSON: He very well may be. I just—does it hurt to have the conversation?

MS. SLUSARCZYK: The City of Warren publicized those rates. And this is *deja vu*. When the City of Warren signed Lordstown Energy Center to their contract, before Lordstown Energy Center gets water, they increased their rates. That's exactly just what just happened. They raised the rates. Not only did they raise it now, it's going up again in January. And over the next five years, it will be a total of a 52 percent rate increase.

MR. BLANK: You don't think he's aware of that?

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MS. SLUSARCZYK: No.  
MR. BLANK: I do.  
MAYOR WOODWARD: Who is he?  
MR. BLANK: Bill Siderewicz.  
MAYOR WOODWARD: So we're talking about Bill—  
MR. KOGELNIK: The point—  
MS. SLUSARCZYK: No. It's Steve Remillard.  
MR. BLANK: It's Steve Remillard.  
MR. KOGELNIK: The point that Chris raised was whether or not it was even worthwhile asking a question. Is it worthwhile to ask the question?  
MR. BLANK: Her and I talked about it, what, a week ago?  
MS. SLUSARCZYK: Yes.  
MR. BLANK: Yes, it's worth it.  
MAYOR WOODWARD: We can reach out to Steve. I mean, it doesn't hurt to ask. I don't know what kind of contract they're under.  
MS. SLUSARCZYK: Their attorneys are good. That's the problem. All you can do is propose something to them. If they are aware, they're aware. If they're not aware, it's a math game. I mean, they came here and sat in this very room and said 18 million dollars is nothing to them, but, you know, they beat us up over our water rate. So, all we would waste is our time.  
MR. BLANK: Someone needs to get going on that.  
MS. SLUSARCZYK: We have nothing to lose but some of our time.  
MR. PETERSON: I don't think it hurts to ask the question. That's just my opinion.  
MAYOR WOODWARD: I think you and I both understand there is an urgency here, and I'm willing to help jump in and help however.  
MR. BLANK: Why don't you call Steve.  
CHIEF EASTHAM: Just so you guys are aware, I had a meeting with GEMMA last week that's building the power plant. I met their new emissions superintendent that's starting to commission all the equipment. Their first fire is a year from today. That means they're firing the turbine a year from today. It'd be the middle of the month.  
MR. MOSELEY: What's his name?  
CHIEF EASTHAM: What's that?  
MR. MOSELEY: The guy you spoke to.  
CHIEF EASTHAM: The guy that came and saw me was Joe—what's Joe's last name? The superintendent at GEMMA?  
MS. BORDNER: Why can't I think—  
CHIEF EASTHAM: It's in my phone.  
MR. KOGELNIK: Did they—  
MS. BORDNER: Gustov.  
CHIEF EASTHAM: And all their head guys from GEMMA came. They're scheduled to fire that a year from now.  
MR. KOGELNIK: Do they need water to cool those?  
CHIEF EASTHAM: Yes. They have to have water to—  
MR. KOGELNIK: There's no way.  
CHIEF EASTHAM: —to fire that turbine.  
MR. KOGELNIK: Well, okay then they might be able to satisfy that through the cross connect on 45 temporarily, but they won't be able to do any kind of demand.  
CHIEF EASTHAM: Because I know we're back-feeding in July of next year and when they back-feed, I have to go over and stand by. That's when they're charging all of the transformers. Because that's

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when the transformers will fail and explode if there's something wrong with the transformers. We stood by for the first one and we'll be there in July of this year coming up. Their first fire to start producing power is a year from today.

MR. KOGELNIK: That's good to know.  
CHIEF EASTHAM: And they are ahead of schedule and construction.  
MR. KOGELNIK: But the due diligence stuff that we're talking about is probably the most important thing. Let's just do this homework and report back. We'll figure it out. You've got the commodity of time in terms of the grant, but you don't have the commodity of time in terms of the urgency to get this waterline. You know, we're having some issues with the existing waterline right now. Matt is working on an agreement.

MS. BLANK: I'd just like to see the ball rolling. We've talked about it for months.

MR. KOGELNIK: Right, right we have, ad nauseam. But we wouldn't have to deal with the existing waterline if we had the new waterline in gear.

MAYOR WOODWARD: So, let me—  
MS. SLUSARCZYK: We're bargaining with all your money.  
(Laughter.)  
MAYOR WOODWARD: Well, that's kind of what I wanted to see was, Bill, what is your take on this?

MR. BLANK: I think, through no fault of their own for the BPA, we should pay for the addition. Because, like Darren said, that building is ours. Why should they pay for that. We should pay for that addition. I've said if they can front—if they can pay, not front it—pay for that waterline for Foxconn, which is, what did you say about 300 feet?

MR. KOGELNIK: I can't remember what it was.  
MR. BLANK: Wasn't it like 600 to 700 thousand?  
MR. KOGELNIK: Yeah, right around there.  
MR. BLANK: If they could pay that, we pay for the building, that 24-inch line—I'm just bringing this up. It's up to them. When the 24-inch line gets started, we should carry a couple years until they can get on their feet and take over those payments.

MR. KOGELNIK: Keep in mind, too, that I'm not sure but the US EPA grant may have to be administered through the Village Council—  
MR. BLANK: Probably will.  
MR. KOGELNIK: —not the BPA.  
MR. BLANK: Yeah, we understand that. We know that. I mean, that's up to them but I'm just saying. I mean, we just don't have a ton of money laying around that can pay for everything.

MR. KOGELNIK: All right. So, we can work on the due diligence stuff. Then the other thing that you probably want to do just because it's easy for you to do right now is get a little aggressive and go after some more external grant money knowing that you're going to put a plan together. Knowing that you already produced a few applications for the waterline. Make it simple on yourself and just repackage and re-request. But start a dialogue with these people that you occasionally want to call, the Rullis, the Sherrod Browns and all of that stuff.

MAYOR WOODWARD: I have an email out to I think it's Brandon Smith. He works for Senator O'Brien. I've had some back and forth with him. He wanted to know if we were looking for letters of support

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or we're looking for funding. I told him we were looking for funding. So, I reached out to him.

MR. KOGELNIK: Yeah, but when that capital budget comes up, you should have one or two big projects that you're really reminding them about occasionally. That way when they remember Lordstown, they're thinking either a water and sewer infrastructure or a fire department or something like that, whatever.

MAYOR WOODWARD: Right. And I always implore them to help because this means jobs for the area, which they love to hear that.

MR. KOGELNIK: Yep.

MAYOR WOODWARD: So, I mean, I really—

MR. KOGELNIK: Tell them you're turning down industries because you can't get them water.

MAYOR WOODWARD: It's true. If we can't service them, then there's no jobs.

MR. KOGELNIK: And they can't fight fires at big buildings because they can't fit fire trucks in their existing buildings.

MAYOR WOODWARD: So do we feel like we are all okay that we have kind of sort of plans here? In the meantime, though, my thought was if you guys want to eat lunch here—

MR. BIGGS: Oh, yeah. We can just travel in. I know I heard.

MAYOR WOODWARD: I don't want to put—

MR. BIGGS: Thank you, Mayor, but no thank you. I don't want to hear it. Treat your employees—there's nobody else in this Village who are treated like us. Let's make it happen. Thank you for opening up a public building for us.

MAYOR WOODWARD: There's still time though before you get that addition.

MR. BIGGS: I appreciate it. Let's move forward. Let's get it done all right. That's where I'm at right now. Not, I'm not going to do it or we're going to wait three months or whatever else. I would just like to see some progress.

Another thing I would like to add on to that is, like Bill had mentioned, looking into Foxconn, taking over the Warren thing. They're over a hundred thousand, I believe, a day, okay. We can't support the town now. Keep that in mind. We cannot add anybody. They can't come to zoning and say we've got a big—we've got to be careful with that. We've got to get water in here. That will bring in revenue, all for that, taking over from hooking in where Warren is. But we're already a million behind right now. There is a customer here in Lordstown that's still asking for another million per day. Now, I also follow Ten State Standards. That's what I go off of. We've got to have reserve of 24 hours if we're not supporting fire, whatever. Does that sound about right, Chris? Anyhow, I'm not there. We'd run out in like 21 hours.

MAYOR WOODWARD: Something that I learned recently was that that line that we do have should reach a 10.8 million capacity. And that when we change out, thereabouts, it should, in theory, reach that capacity and that should be the reason why we're not where we're at. So we're looking at three months to get those.

MR. KOGELNIK: Yes. You're speaking correctly.

MAYOR WOODWARD: And then install time, we should have them installed by the end of 2024 or—

MR. KOGELNIK: Yeah, I'm thinking that's probable.

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MAYOR WOODWARD: Now how long would it take to do the line to Foxconn? Longer than it would take to get those air valves?

MR. KOGELNIK: No. The Foxconn line would probably be a little bit longer there.

MAYOR WOODWARD: So, in theory, we should be able to have those air valves changed and we should increase the volume, increase the capacity in that line to know whether or not—and we should be able at that point in time. But I'd like to run those things concurrently.

MR. KOGELNIK: Okay. That's a good train of thought.

MAYOR WOODWARD: So that we're not wasting time. I want to see that line start and, in the meantime, we'll do the air valves. Because if we wait until the air valves are done, then you've got that much longer until you start working on Foxconn.

MR. BIGGS: Agree but I wanted to add to that because it's not that we're just going to run a line across. They might need to be talked to. Warren needs to be talked to, which is going to take Council again talking with Warren and, "We're taking you over. There's no contract. This is what we're going to do." It needs to be engineered. We need to get that moving.

MAYOR WOODWARD: Do they have a choice?

MR. BIGGS: What's that?

MAYOR WOODWARD: Does Foxconn have a choice?

MR. BIGGS: No.

MAYOR WOODWARD: They don't have a choice.

MR. BIGGS: Well, that's politics. I think not. I mean, they're here with us, so.

MR. KOGELNIK: Mayor, that is a very, very good question. Just understand that the BPA all that they want to do is plug Foxconn in, get them connected. It is concerning that there isn't an agreement and the Village and the BPA might just think, "Hey, we'll just disconnect Warren." My question is for Matt. Is it as simple as that?

SOLICITOR RIES: I don't think it's as simple as that, no. I mean, there's no agreement for any of this in place.

MS. SLUSARCZYK: No. We sought after an agreement when General Motors left before Lordstown Motors took it over and on their—what's the paper we have? The preliminary PPF, they requested the same volume of water that General Motors Lordstown did. And Warren said they will not guarantee any water of that volume to them because they know they don't use it. And you would be obligated to supply it. Through Covid, after Covid and to this day, we have not received an agreement for the Lordstown Motors Foxconn complex.

MR. BLANK: You need to get one.

MR. BIGGS: And you'll probably get some pushback from Warren and Foxconn.

MR. BLANK: Foxconn, too?

MR. BIGGS: Yeah because if you look at it, they're supplied by two different ones. So they're looking at that as a good thing. They're also thinking that Warren has more pressure than us. They're wrong. They're wrong on that. So, I believe that there will be some. There will be resistance.

MR. BLANK: But they'd have to go with our water, right?

SOLICITOR RIES: You know, if there's no contract in place and Foxconn is willing to go along with us, then we could go that route. I

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mean, we could get pushback but—

MR. KOGELNIK: The latter point you just made is concerning.

SOLICITOR RIES: Pardon?

MR. KOGELNIK: The latter point you just made is concerning. If Foxconn is willing to go along with us. If this—

MR. BLANK: We need to know all that before we go forward.

MR. KOGELNIK: —isn't a requirement for the Village to connect to Foxconn, then this is a problem.

MR. PETERSON: I guess my question would be why would they—they're our customers. We could supply them however we want. I don't have a choice whether I want Warren water. If there's a line there, the Village tells me who I connect to.

MR. KOGELNIK: In other words, there's nothing that says that the Village and Warren have to coordinate and make an agreement so that Warren supplies. There's nothing that says that. They're in the Village. There's no agreement. That facility has to have water. Then the next question becomes, okay, can Lordstown's only connection from the west satisfy them? If the answer to that is no, then the question to Foxconn would be, okay, Foxconn, where are you going to get your next water service line to come in from? Because it's going to have to be from Lordstown. It can't be from Warren.

MS. SLUSARCZYK: I do believe the agreement that I said expired with General Motors leaving was the agreement to supply. Because when the Water Department became—and correct me if I'm wrong, Bill—self-sufficient is because we took General Motors Lordstown from Warren, but entered into an agreement with the City of Warren for Warren water supply. That contract expired, per Franko Lucarelli, when General Motors ceased operation. We sought after an extension or a replacement agreement, which is what I'm saying still to this day has not been provided from the City of Warren.

SOLICITOR RIES: I want to see that agreement that Franko said expired. I mean, he's not an attorney and it's not uncommon for people to make a statement that their lawyers then say no.

MS. SLUSARCZYK: It's in the agreement that it's a cease operation, but I will provide that to you. You probably may already have it, but I will send it to you tomorrow.

SOLICITOR RIES: Okay. I'll look at that agreement and get a better answer.

MR. KOGELNIK: Can Foxconn go to Warren independently and ask for a new agreement?

SOLICITOR RIES: They could but we would have a right to intervene.

MR. KOGELNIK: Okay.

SOLICITOR RIES: We would have a right to intervene without a contract.

MS. SLUSARCZYK: We prevented Ultium from doing that.

SOLICITOR RIES: Yes.

MS. BORDNER: Shouldn't the Village have a superior right on that? I mean, we're the ones that have the water.

SOLICITOR RIES: Yeah, we should. If we don't have a contract, there's nothing in place, then we should have that right.

MR. KOGELNIK: So, Jackie—Mayor, sorry.

MAYOR WOODWARD: Jackie is fine.

MR. KOGELNIK: At the end of the year, we definitely need to put this on track for making this connection to Foxconn or not.

MR. BLANK: Well, you need an agreement with Foxconn first.

MR. KOGELNIK: I'm just saying at the end of the year—

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MR. PETERSON: What do we need an agreement with Foxconn for?  
MR. BLANK: Darren just said they'd probably give us a problem.  
MR. BIGGS: They will. I don't think we need an agreement.  
MR. BLANK: You don't?  
MR. BIGGS: I believe that we have the right to supply them how we wish. They're going to want to say, "Wait a minute. I kind of like if you go down. I got Warren"—that kind of thing.  
MR. BLANK: Warren had an agreement because—  
MR. BIGGS: I'm thinking we're going to get some pushback from them.  
MR. BLANK: Okay. I got you.  
MR. BIGGS: So, you'll get into that. I've asked them about it twice—actually probably more than twice—how would like us to supply you and they're like, "well, well." So I'm just warning you.  
MR. BLANK: Darren, how will that work if we tie them in and they've got Warren here, too? We can't shut Warren's valve off—  
MS. SLUSARCZYK: Yes, you can.  
MR. BIGGS: That's my question.  
MS. SLUSARCZYK: That's exactly what you would do.  
MR. BLANK: We can?  
MR. BIGGS: Or Warren can. I mean, someone will have to. We have a dead end across the street basically the same spot that their service line goes in to the plant. So, we'll jump across the street, go down the road, not very far. That will be something that will need to be worked out. But if we could just take over that meter—those meters, there's two, those backflow preventers, there's two—hook in right there. It won't cost Foxconn a dime because their service line already runs there. Warren's out. Now, we don't know who owns the meters or backflow preventers. If it's Foxconn, it would be a lot easier. If it's Warren, they might be like, "Okay. The heck with you. I'm taking my stuff and going home." We'd have to put it back in. So that would be the difference. But it's not all that bad. It's just something we need to figure out. Who owns those? Is Foxconn going to give us a problem? Warren probably will but I think it's the Village's choice regardless.  
MR. BLANK: Okay.  
MR. BIGGS: But I think you're going to get some pushback from both just to be aware. I mean, Matt, what do you think?  
SOLICITOR RIES: If we're not interfering with an existing contract; we're not causing damage to any of Warren's property; and assuming those two factors and we're not impeding Foxconn's operations. Assuming those three boxes are checked, we should be able to go that route.  
MR. BIGGS: And it seems like we can I believe, Chris, right?  
MR. KOGELNIK: Yeah, I was just explaining that I think that if we were to solve the problem with the existing 24 and its capacity, get that capacity up to where it needs to be on the existing 24, we will be in a position at that time to satisfy a Foxconn demand for water. Right now we can't.  
MAYOR WOODWARD: My understanding is that if that line is at full capacity, we have enough water to supply everybody just fine.  
MR. KOGELNIK: For right now, yep.  
MR. BIGGS: That's correct but right now. If something happened to that line, it's like an umbilical cord, we're done regardless. So don't forget that.

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MAYOR WOODWARD: Right.  
MR. BIGGS: So even if the air releases work, which we're hoping. I mean, that would be awesome. That's going to get us by. Things break. When that goes down, the town—not just LEC or Foxconn—is down, the town. Keep that in mind.

MAYOR WOODWARD: So, then the other question that came up was the line that runs down Brunstetter, the old line, is that still usable?  
MR. KOGELNIK: The old 10?  
MAYOR WOODWARD: Is it a 10 or a 12?  
MR. KOGELNIK: It's a 10.  
MAYOR WOODWARD: Does that still supply water? Any water?  
MR. BIGGS: It does not. We can open that back up. What we had before was elevations. We were able to get off of Niles and be able to fill up a smaller tank. We're 35 feet taller now. It doesn't work that way.

MAYOR WOODWARD: Okay.  
MR. KOGELNIK: So we're not using the 10 at all right now? Okay.  
MR. BIGGS: Neither one. The Salt Springs one or the Brunstetter one.  
MR. CZECK: Well, we can open that tank back up. I mean, if worse came to worse, we can access that line. We can put that tank back in service if we had to.

MAYOR WOODWARD: It's not out of—  
MR. CZECK: No, it's not out of commission.  
MAYOR WOODWARD: It's not severed. It's still there.  
MR. BIGGS: It is. What would need to happen is a disinfectant test, whatever else to get it filled back up. It would take a while. But it is still usable. But yeah it would just take a while to get going. It's still okay, correct. It is empty right now because it won't work with the way the system is now because of the height difference.

MAYOR WOODWARD: Okay. I just wanted to clarify that. All right. What else?  
MR. BIGGS: To go on top of that—not to make things worse—but if we move that booster station, that's what actually was filling everything also, the old one. The station down on Salt Springs, we plan on moving. Once that's gone, that changes everything again as far as the 500,000 gallon tank is concerned.

MAYOR WOODWARD: Okay.  
MR. MOSELEY: So, Darren.  
MR. BIGGS: Yeah.  
MR. MOSELEY: You might not know the answer to this, but, when these air release valves were—I don't know how old they are, whatever—how much water was flowing through there then?  
MR. BIGGS: I can't answer that.  
MR. KOGELNIK: I can. We didn't have the demand that we do now.  
MR. MOSELEY: So it really didn't matter.  
MR. BIGGS: It was able to keep up before.  
MR. KOGELNIK: That's a good question.  
MR. BIGGS: Now it comes to the tank that supplies the whole town. So, it was able to keep up with just LEC.

MR. MOSELEY: Like you said with that head pressure, you're higher. Those numbers you have, that 10 million might be 8 1/2 now or something.

MS. SLUSARCZYK: When the 24-inch waterline was started, we were only pulling—there was no Lordstown Energy Center—so it was pulling about 300,000 gallons a day in the summer for the



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residential uses of the system. That was in 2005 when they started up the 24-inch waterline. Lordstown Energy Center came into play in '15, '17, so then they started using water off of the system. So now that is our main supply line. So the capacity is based on engineering and the valves and how they are operated between the two points. The 24-inch waterline will allow so much water more than the 3 1/2 million or whatever is that we're taking a day now.

MR. MOSELEY: So how much can roll through that line now?

MR. KOGELNIK: They're struggling to just satisfy existing demands which are —

MR. MOSELEY: That would be 3 million a day you're saying to get to that tower.

MR. BIGGS: We are running anywhere between, on an average, probably 2,600 gallons a minute is what we can get through there. So multiply that by the 1440. Chris, what do you have?

MR. KOGELNIK: That's 3.7.

MR. BIGGS: That's roughly where we're at right now.

MR. MOSELEY: That's 3.7 million gallons a day.

MR. BIGGS: That's what we can get in there through that line.

MR. MOSELEY: I'm just curious how much it's going to change when we put those valves in.

MR. KOGELNIK: Yeah, that's a fair question.

MR. MOSELEY: I'm curious how many more millions you're going to get.

MR. KOGELNIK: If that's the case, there's significant blockage in that line.

MR. BIGGS: I believe by design, Jamie, what we're getting now it should be doubled or there close to it.

MR. PETERSON: I thought about 8 million.

MR. BIGGS: I thought it was 8.1.

MAYOR WOODWARD: Tom Holloway said 10.8.

MR. BIGGS: I don't know where Tom got that from. I thought by design it was 8.1. So, wherever it is, it should be doubled or more than double what we're getting now. Let's put it that way.

MR. KOGELNIK: Mayor, where did you get the ten point eight?

MAYOR WOODWARD: From Tom Holloway.

MR. KOGELNIK: Yeah, I do recall it being closer to eight, not ten. Because, like Darren said, we have to comply with ten state standards and that's two to five feet per second in the line. I think we'd be a little bit above five at even eight million gallons per day. So we have to watch what we're doing. And the reason why I'm saying that, if you go up knocking on the door of 10mgd and then you stop that water all of a sudden, you're going to—

MR. MOSELEY: Salt Springs Road will bubble up.  
(Laughter.)

MR. KOGELNIK: It will rival the fountain in the pond.  
(Laughter.)

MAYOR WOODWARD: The 8th wonder of the world.

MR. MOSELEY: Isn't that meter to slow down? I mean, I don't know how that works.

MR. KOGELNIK: So you have a really interesting valve that we're going to be rebuilding inside that thing called a solenoid valve. And that was initially there to modulate flow but you didn't have really much to modulate because there wasn't that much demand.

MR. MOSELEY: Does it still work?

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MR. BIGGS: Yes.  
MR. KOGELNIK: Yes, but we want to rebuilt it.  
MR. BIGGS: We exercise that at least twice a year.  
MR. KOGELNIK: You mention the age of the air release valves. These things really don't have a long useful life. I'm talking 15 years.  
MR. MOSELEY: Is it just a big spring and a rubber gasket and it knows when there's air to push it out?  
MR. KOGELNIK: No. Honestly, they're about a canister that's about that tall, maybe that big around (indicating with hands) with a little orifice on top. When they get full of air, that orifice just automatically opens and automatically closes. These are carbon steel things. They rust.  
MR. MOSELEY: It keeps that turbulence out—  
MR. KOGELNIK: Yeah. Anytime you have a pipeline and you're pushing a liquid through it and you've got air that's intermixed in there, it's got the possibility of partial air block. If we're at 3.7 and we're trying to get 8 out of that thing, I'm a little concerned about the amount of air that might be in there or the blockage that might be causing that. That's why I had Darren's crews double check the existing gate valves that are along that line. Those are the big valves.  
MR. MOSELEY: Make sure they're all opened up all the way.  
MR. KOGELNIK: Right. So, you're right, Mayor, we have to do this. At the end of the year, we have to realize where we're at. At that point in time, we have some decision making to do also. I'm willing to help out with the MVSD thing and listing out the due diligence things there.  
MS. BLANK: And I'm, for the record, willing to help with that. Yes, I'm a teacher, but I do take my job on Council serious so I'm willing to help.  
MR. KOGELNIK: The more, the better.  
MR. BLANK: I thought you meant me. I mean, I have my own committee and I'm school liaison. So, I mean, I can't do everything.  
MR. KOGELNIK: Nobody can.  
SOLICITOR RIES: Just let me know what we're going to do and I'll make myself available.  
MS. BLANK: Howard will help I'm sure.  
MAYOR WOODWARD: He just got voluntold.  
(Laughter.)  
MR. KOGELNIK: So, I'll work with Martin and Darren on the building thing and then we'll report back and you guys can convene a meeting. I'm thinking that shouldn't take more than a few weeks to do that.  
MS. BLANK: So, hopefully, we can meet before the next Council meeting. Is what you're thinking?  
MR. KOGELNIK: When is the next Council meeting?  
MAYOR WOODWARD: September 3rd.  
SOLICITOR RIES: The day after Labor Day.  
MS. BLANK: You want Utilities to try to meet before then?  
MR. KOGELNIK: Let me see what we can do and then I'll get back to you, okay? I got your email.  
MS. BLANK: I know. You contact me. I contact Martin a lot.  
MAYOR WOODWARD: Sorry, Martin.  
MS. BLANK: I know. I apologize all the time. I said you'll love me by the end—  
MR. BLANK: He said I doubt it.

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(Laughter.)

MAYOR WOODWARD: Does anybody have any other questions, concerns?  
(NO RESPONSE FROM COUNCIL.)

All right. Motion to adjourn.

MS. BLANK: Real quick before you do that, do you think we should have another work session next month with everything going on just to keep everyone up to speed and then as things start rolling, then maybe we don't have to meet as often?

MR. KOGELNIK: Yeah, I do think this was helpful.

MR. BLANK: Yeah, three months is too long.

MAYOR WOODWARD: Do we want to do it now?

MS. BLANK: Everyone is here.

MR. KOGELNIK: That way you're committed to do that.

(Off-record discussion on dates for the next work session.)

MAYOR WOODWARD: I would like to look at the 18th.

MR. SHEELY: What time?

MAYOR WOODWARD: 5:30 again. We'll do this again at 5:30 on September 18.

MS. BLANK: That will be good because Council meets the 16, BPA the 17 and then the work session on the 18th.

MAYOR WOODWARD: Ready to adjourn?

MS. BLANK: Motion to adjourn.

MR. BOND: Second.

MAYOR WOODWARD: Motion by Blank; second by Bond. All in favor?

COUNCIL: Aye.

MAYOR WOODWARD: All opposed?  
(NO RESPONSE FROM COUNCIL.)

(VOTE: 6, AYE; 0, NAY; 0, ABSTAINED.)

MAYOR WOODWARD: Meeting adjourned.

**(WHEREAS, THE WORK SESSION BEFORE THE VILLAGE OF LORDSTOWN COUNCIL ADJOURNED AT 7:20 P.M.)**

\_\_\_\_\_, Mayor

\_\_\_\_\_, Clerk

STATE OF OHIO )

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COUNTY OF TRUMBULL )

I, Sharon K. Vigorito, a Notary Public, within and for the State of Ohio, do certify that the foregoing work session before the Lordstown Village Council was written in the presence of witnesses and by me transcribed. I further certify that the foregoing is a true and accurate transcript to the best of my abilities.

\_\_\_\_\_  
Sharon K. Vigorito, Notary Public  
My commission Expires May 9, 2027