

Village of Lordstown Board of Trustees of Public Affairs

December 16

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RECORD OF PROCEEDINGS
MEETING OF THE LORDSTOWN VILLAGE BOARD OF PUBLIC AFFAIRS
1455 Salt Springs Road, Lordstown, Ohio
December 16, 2025
4:00 p.m. to 5:20 p.m.

IN ATTENDANCE: Mr. Christopher Peterson, President
Mr. Stanley Czeck, Board Member
Ms. Cinthia Slusarczyk, Clerk
Mr. Christopher Kogelnik, Engineer
Atty. Matthew Ries, Solicitor

ALSO PRESENT: Mr. Mike Fuchilla, Utility Department
Mr. Ernie Bowen, Village Council
Mr. Tom Cowie, Imperial Communities

RECORD OF PROCEEDINGS taken before me, DEBORAH LAVELLE, RPR, a court reporter and Notary Public within and for the State of Ohio on this 16th of December, 2025.

MR. PETERSON: I'd like to call this regular December 16 Board of Public Affairs meeting to order. Please stand for the Lord's Prayer and Pledge of Allegiance.

LORD'S PRAYER

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL:

MR. PETERSON: Welcome everyone. Roll call please.

MS. SLUSARCZYK: Chris Peterson.

MR. PETERSON: Here.

MS. SLUSARCZYK: Michael Sullivan.

(No response.)

MS. SLUSARCZYK: Stanley Czeck.

MR. CZECK: Here.

MS. SLUSARCZYK: Darren Biggs.

(No response.)

MS. SLUSARCZYK: Cinthia Slusarczyk, present. Chris Kogelnik.

MR. KOGELNIK: Present.

MS. SLUSARCZYK: Matt Ries.

ATTY. RIES: Here.

MS. SLUSARCZYK: Darren called and asked to be excused, he's home sick.

MR. PETERSON: Yeah. I'll make a motion we excuse Mike and Darren.

MR. CZECK: Second.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion passed.

APPROVAL AND CORRECTION OF MINUTES:

October 29, 2025

November 3, 2025

MR. PETERSON: Approval and Correction of the minutes. First one is from October 29.

MR. CZECK: I'll make a motion to approve.

MR. PETERSON: I'll second that. All in favor?

(All respond aye.)

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MR. PETERSON: Opposed?

(No response.)

MR. PETERSON: Motion passed. November 3, I'll make a motion we approve the minutes.

MR. CZECK: Second.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion is passed.

CORRESPONDENCE:

MR. PETERSON: Any correspondence, Cindy?

MS. SLUSARCZYK: No.

PUBLIC COMMENTS:

MR. PETERSON: Any public comments?

NEW BUSINESS:

1. 2026 Meeting Dates

MR. PETERSON: Okay. First item under New Business is the 2026 meeting dates. Stanley, did you get a chance to take a look at them?

MR. CZECK: Yeah, I looked at them. As time goes on if it -- things change --

MR. PETERSON: If things change. I'll make a motion we accept the 2026 meeting dates.

MR. CZECK: I'll second.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion is passed.

2. Lordstown Jackson Data Center Preliminary Planning Evaluation Form - Updated 12/8/2025

MR. PETERSON: Item number 2, Lordstown Jackson Data Center Preliminary Planning Evaluation Form updated on 12/8 of '25. Chris, do you have any insight into this?

MR. KOGELNIK: Yeah, I do have a little bit. We had a meeting with the data center representatives. Matt, was that two Fridays ago?

ATTY. RIES: Yep, two Fridays.

MR. KOGELNIK: And the one significant thing we learned was that they will not need public potable water for their internal processes. And that's kind of significant from what we've all read about with the data center industry. And they said that that processed water would instead be hauled in. And their internal process is a closed loop system.

MR. BOWEN: Their initial fill would be hauled in, right?

MR. KOGELNIK: I'm not sure.

MR. BOWEN: That's what he said last night, that his initial fill would be hauled in.

MR. KOGELNIK: Okay. And then what would happen after that?

MR. BOWEN: Then they would use 2,000 gallons per building and then it would be four buildings, so 8,000 gallons per -- I don't have my notes with me -- per --

MR. PETERSON: Per day I believe. Per day is what I heard.

MR. BOWEN: So 8,000 gallons per day for all four buildings.

MR. KOGELNIK: Okay. But that's still -- it's -- that's equivalent to almost like 20 or so houses, residential houses. So, the point being is that we thought there was going to be a significant impact on the Village's water distribution system by way of this project. That's not going to happen, okay. And so, I don't know where they're going to get that hauled-in water purchased from. That's another matter.

MR. PETERSON: Yeah.

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MR. KOGELNIK: Okay. The other thing that we learned or that I informed them of, because they hadn't done any of the homework on it, was the waste water component. They didn't even draw a line from their development to any sewers. You know, there is a county sewer on that side of State Route 45. And I don't think that they've even reached out to Trumbull County yet nor the City of Warren to ask permission to send any waste water from their development to their -- you know, that sanitary sewer. And so, their sanitary sewer waste most likely would be a domestic quality, but they haven't stated it, you know, definitively on this PPEF form. So, we don't know. And some of the things we've heard before about them making this project up as they go along is becoming true. So, all I can tell you right now is that there shouldn't be a concern from the Village in terms of public water that's drawn for their development. My biggest concern really is, and I told it to them, they have a building shown right over top of our existing 16-inch water line. The other thing is they do have a line drawn from their development to the water line on the other side of the street, but that would be the suction side of the new booster station. And so, they don't know --

MR. PETERSON: Yeah yeah.

MR. KOGELNIK: -- that we're conceiving a project over there. And I told them, I says if you have a development and, you know, the Village approves going forward you'd want to connect to the discharge side of that booster station to realize more pressure. Now they will have a fire suppression component. They did announce that in the PPEF. But even so, you know, the Village isn't going to be capable to keep up with a fire rate so they would have to build onsite storage and an onsite booster in order to keep up with, you know, the demands of a fire. So that would be something that would be told to them if site plan review were to continue on. And then I also told them no matter what happens with water or sanitary sewer for this project it has to go before the Board of Public Affairs; and I don't know if the Board of Public Affairs will also make them connect to their sanitary sewer, I just don't know. And so, I told them that. I asked for them to summarize that meeting. They have yet to do that.

MR. PETERSON: Okay.

MR. KOGELNIK: Is there any other questions I can answer about that?

MR. PETERSON: I don't have any other questions. Stanley, have you got anything?

MR. CZECK: No.

MR. PETERSON: Okay.

MS. SLUSARCZYK: Is the parcel owned by the Bristolville or is it still -- they don't even own the property yet, correct?

MR. KOGELNIK: I can't answer that.

ATTY. RIES: It's owned by BHGH Properties. It's under a contingent purchase agreement. They're still doing due diligence.

MS. SLUSARCZYK: Okay.

MR. KOGELNIK: One interesting thing is I don't know what their natural gas demand might be for the new development, but I did tell them that it's about 3,000 feet to the north. So anyway, I don't have anything else regarding this topic but it's -- it's an interesting thing and I don't know where it's going, although we are being tasked with producing go a work authorization for site plan review and we're working on that.

MR. PETERSON: Okay. Any other questions?

MS. SLUSARCZYK: I would just like to state for the record, because there was no work authorization previously with Council, I did not forward the PPE to the Engineer knowing that he's not authorized to do anything yet. So that's why I made sure that everybody got a copy of it. But as far as electronically asking him to review it on the Board's behalf, I did not do that.

MR. PETERSON: Okay. Do we need to do something with that or --

MR. KOGELNIK: No, I wouldn't do that right now. We need to go through this process with this site plan review right now, and there's

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nothing that the BPA needs to act on.

MR. PETERSON: Okay. All right. Any other New Business? Seeing none --

OLD BUSINESS:

1. New 24" Waterline

MR. PETERSON: Old Business. New 24-inch water line.

MR. KOGELNIK: Do you guys have any updates for what you need to do administratively?

MR. PETERSON: I do not have any updates. I did send that to the Engineer, and I don't know if I ever followed up with him. I'll ask him. What Matt had sent me I reworked it and sent it for the -- I can't remember what I'm talking about.

ATTY. RIES: For the 24-inch.

MR. PETERSON: Yeah, two approve the engineering.

ATTY. RIES: Oh, to approve -- you mean switching over the name or --

MS. SLUSARCZYK: The request for proposal.

MR. PETERSON: Yeah, request for proposals.

MR. KOGELNIK: Oh, I gotcha.

ATTY. RIES: I sent you the template for that.

MR. PETERSON: I sent it to the engineer. I haven't gotten an email back, I will follow-up with them. I don't know, I didn't ask Darren if -- if he had done anything on his end. I know you sent a letter too. Did they ever acknowledge the letter.

MR. BOWEN: Yeah, yeah. Steve wrote back. They -- the board has no problem with us connecting to their facility; however, they will do no cost-sharing because they have \$80 million cost overruns and everything else going. A long explanation of why they don't have any money, but --

MR. PETERSON: Yeah.

MR. BOWEN: They're willing to go forward with the project, they just don't --

MR. KOGELNIK: Ernie, just for the record, you mentioned Steve; but you meant Scott.

MR. BOWEN: Scott. Scott, sorry.

MR. KOGELNIK: Scott Varner.

MR. PETERSON: So, we have permission to tie in.

MR. BOWEN: The preliminary -- the discussions need to start, codify things and get a little more fidelity on it. But right now, we're -- if you want to, you know, if we can go that way.

MR. KOGELNIK: So, I gave Bill that task list that he asked for, and he needs to -- he really needs to champion that list and lead that off because there's a couple administrative things that are right at the top that he needs to do. I mean RFQ is one of them but, so -- and you know, Phyllis Dunlap is willing and able to help out with that. We're at our budget though for what Phyllis already helped the Village out for, and I'm probably going to have to come back to you for another work authorization because I know that Bill's going to have a bunch of questions on that. This is -- this is sophisticated funding.

ATTY. RIES: Has anybody from Niles been involved in any of these communications?

MR. BOWEN: We didn't do that yet because you had said let's see what their board had said and stuff like that. So no, I haven't reached out because, I mean, that's -- it's still kind of fresh, their response.

ATTY. RIES: Once we've got our ducks in a row -- I mean, our water agreement with Niles does have exclusivity provisions. And he -- when I talked to Phil Zuzolo several months ago, you know, talking about other -- you know, possibly constructing other lines to MVSD, he said yes, we would be fine with that, but it would have to go through our contract it, continuing directly with MVSD, or else everybody would circumvent them in that situation. So just once we're ready to approach the City of Niles, we do need to make sure that they're on the same page and, you know, amend our

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water agreement to include this additional line. But so just whenever that time is just let me know, and I'll reach out to the law director and the mayor.

MR. KOGELNIK: Okay. You know, another thing that we talked about on this list was when the time would be to start to investigate the properties to cross for the alternate route, and we put that in that list in the order we thought at the time. And so please refer back to that list.

MR. PETERSON: Is that something we should do before we talk to Niles?

MR. KOGELNIK: That was in there.

MR. PETERSON: I don't want to -- you know what I mean?

ATTY. RIES: Yeah.

MR. KOGELNIK: Matt, do you want me to send you that list?

ATTY. RIES: Send me the list so I can look at it. There's a time component to that, and I don't want Niles to think they've been kept in the dark for too long. Even if it's something as friendly as an e-mail to Phil, just to put that on his radar that this is what we're looking at and everything.

MR. BOWEN: And last I talked to the folks at MVSD they hadn't approached Niles either. And that was part of our preliminary discussion was let's just keep it between us, friendly discussion, see how this goes and then they go to their Board. But they haven't talked to Niles either, so we're in a good place.

ATTY. RIES: Okay.

MR. PETERSON: Okay. Any more questions on that?

MR. CZECK: There was -- we talked about going down the power lines if we use an alternate route rather than tracing the existing right-of-way we already have for the feeder line that comes from Mahoning Valley.

MR. PETERSON: Correct, yes.

MR. CZECK: So, if we duplicated that line, is their right-of-way big enough that we can parallel it if we didn't cross the power line, because that creates another problem getting all those additional easements, correct, from the --

MR. PETERSON: Yeah.

MR. KOGELNIK: There is a likelihood that the right-of-way is not wide enough to handle --

MR. CZECK: I didn't know what --

MR. KOGELNIK: Especially when you come up here, you know, through Salt Springs Road towards the center of the Village here. There's a sanitary sewer line.

MR. CZECK: Yeah, I know.

MR. KOGELNIK: That new 24-inch is going to need to be separated from the existing 24 by at least probably 20 feet.

MR. CZECK: Oh, okay.

MR. KOGELNIK: So, this is -- I can show you plans of what it looks like with the various interconnects that MVSD has on the Youngstown. So, you're mimicking that to a smaller scale, but it still occupies a good amount of space.

MR. CZECK: Okay.

MS. SLUSARCZYK: Chris, if we remove the existing Niles line though and install the new line in the same path as the Niles line on the north side of Salt Springs Road, I mean, I know it's a larger line.

MR. KOGELNIK: Well, Niles has a line on the north side of that road. And they just actually replaced that section of water line, right Mike?

MR. FUCHILLA: Yes.

MR. KOGELNIK: So, your line is on the south side of Salt Springs. We're talking about the area in front of the old cemetery.

MS. SLUSARCZYK: Uh-huh.

MR. KOGELNIK: And so, there's really not much space there, and you're ripping up a perfectly good county road which is going to come to a price.

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MS. SLUSARCZYK: I meant at once if we go, follow the power lines to Austintown-Warren Road and then the -- it was my understanding with the redundant line that the Niles line -- that from that point into and up to the center of the Village, I should say, would be removed. That's where we have all those valves breaking and --

MR. KOGELNIK: Okay, yes. That is part of the scope, to remove that section of the Niles line --

MS. SLUSARCZYK: Okay.

MR. KOGELNIK: -- along the straight section of Salt Springs Road. Yeah.

MR. FUCHILLA: Chris, are you removing both of the lines that are there, the 12 and the 10 inch?

MR. KOGELNIK: No, just the old 10.

MR. FUCHILLA: Okay.

MR. KOGELNIK: And then the services that are on the 10 have to be --

MR. FUCHILLA: Transferred.

MR. KOGELNIK: -- transferred to the 12. Darren and I talked about this. He was very insistent about that.

MS. SLUSARCZYK: Yeah.

MR. KOGELNIK: So, you know, we pretty much understand that. But even though if we have to put another 24 in that straight section of Salt Springs Road right-of-way, you know, we're probably going to need more easement space. So, I'm just alerting you of that. That's why -- that's another reason why to go with this alternate route, build it, connect it, make sure it works to the way that our model says, then come back and fix that broken section in front of the cemetery I'll call it, that way we can really have the best that we can do today. And then tomorrow, future, we come back from Austintown-Warren Road's intersection and plan out the next section of the future 24-inch water line. We would have time to do that.

MR. PETERSON: Okay. Any more questions on that?

MR. BOWEN: Chris, I just forwarded you that letter from Scott.

MR. PETERSON: You did forward it to me?

MR. BOWEN: Yeah.

MR. PETERSON: Cool, thank you.

2. Clean Energy Future - Trumbull, LLC - Sanitary Sewers in Lordstown & Ohio EPA PTI

MR. PETERSON: Item number 2, Clean Energy Future Trumbull, LLC Sanitary Sewer and Lordstown, Ohio E.P.A. PTI.

ATTY. RIES: Well, we sent out our objection letter pertaining to NPDES permit. The PTI has already been approved. We sent out our objection letter. And then we just received -- and I'm looking for it in my stack of documents -- we just received a notice today. I'll just pull it up on my phone. Has anyone received this email yet about the public hearing?

MS. SLUSARCZYK: I told them about it just prior to the meeting, that they contacted Bill and scheduled it for February 4 at 6:00 p.m.

ATTY. RIES: Yeah. So, it's an E.P.A. meeting February 4, 6:00 p.m. Sent us a fact sheet and everything else. Who all did Bill send this to? He sent it to Council. So, I mean, presumably residents will be able to just appear and state their concerns. I don't know who from the Village wants to -- you know, what Village representatives -- presumably it would be the Mayor or you, Chris; but that would be something we would have to figure out, who's going to stand up and speak about the Village's concerns about the permit.

MR. PETERSON: It don't matter to me who does it.

ATTY. RIES: It's something to think about.

MR. PETERSON: It's here?

ATTY. RIES: It's here, right?

MS. SLUSARCZYK: I don't know. I'm thinking that's why she talked to Bill first, to -- you know, to confirm the location.

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ATTY. RIES: Yeah, it said that the Lordstown Admin Center is willing to host our public meeting, we'll start at 6:00 p.m., request everybody to arrive by 5:00 p.m.

MR. KOGELNIK: Say the date again please.

MR. PETERSON: February 4.

ATTY. RIES: Wednesday, February 4 at 6:00 p.m. So that's in response to the letter we sent out a couple weeks ago.

MR. PETERSON: Well, they gave us a public hearing. I mean, that's important.

ATTY. RIES: Yeah.

MR. KOGELNIK: Matt, I think you did a real good job on that letter.

ATTY. RIES: Thank you. Well, you guys helped out. You guys contributed and gave me information. I appreciate the support on getting that together. Do you want me to bring up, talk about the sewer agreement right now, talk about where we're with that?

MR. PETERSON: You can.

ATTY. RIES: So, I talked to the attorneys -- I circulated a revised draft to them a couple weeks ago, I talked to them actually today. The biggest hang-ups are -- and this is going to be a hang-up, they don't want -- I included language in there about, you know, if they subsequently have to discharge all the blow-down through a sewer system because they didn't discharge into Mud Creek, that this agreement is intended to financially capture that as well. And that's -- they're not okay with that. So that's where the push-back is. And their position is no -- well, I guess my question is if the blow-down has to go through the sewer, wouldn't it go through that connection, or would they have a subsequent connection to Trumbull?

MR. PETERSON: They wouldn't be able to go through that connection, it's not big enough. Right, Chris?

MR. KOGELNIK: Which connection are we talking about?

MR. PETERSON: The proposed connection to Trumbull.

MR. KOGELNIK: No, it would not be.

MR. PETERSON: It's a domestic line. They would have to redo everything.

MR. KOGELNIK: That's only a small duplex pump station with a 6-inch force main. We're talking about upwards of 1.1 million gallons per day on a peak.

ATTY. RIES: Yeah. So our agreement, I added a provision in there that says if Clean Energy Future Trumbull shall discharge cooling water, blow-down, waste water, or any other type of discharge or make any additional connections also to Trumbull County sewer lines, that this agreement will extend to that discharge and those additional connections with the understanding that we're being compensated for any and all sewage, waste water or other discharge being conveyed by TEC into Trumbull County's sewer lines. They are not okay with that language. I said no, no, we were only talking about -- we only agreed to that very specific connection. And I said well, that was never -- we never agreed to anything that narrow. I said the conversation always was we don't want you guys connecting to Trumbull in the first place. If we're going to agree to not object to that, then this is supposed to be a compensation agreement that basically puts us in the shoes -- financially in the shoes of Trumbull County as if you guys had connected the sewer to us. And that was always our intent and that's always what was discussed, and I believe that's even -- I believe Ted even understood that when he was here too. So, but that's a big hang-up and with them, and I told them that's going to be a big hang-up with the Board as well. So, you know, I don't know that without that provision in there how much are we looking at revenue-wise just from the waste water. I mean, you sent me an email and it's pretty nominal.

MS. SLUSARCZYK: It is.

MR. KOGELNIK: It's small.

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MR. CZECK: Very small.

ATTY. RIES: Yeah. So, we may not have an agreement. I guess, I mean, I may not have an agreement. I'm going to keep pushing back on them with this. I mean --

MR. PETERSON: Yeah, that's -- do you agree?

MR. CZECK: Yes.

MR. PETERSON: Yep.

ATTY. RIES: And Cindy correct me; our fiscal year ends September 30, correct?

MS. SLUSARCZYK: Our fiscal year ends December 31.

ATTY. RIES: Why did we change calendar year to fiscal year in the agreement?

MS. SLUSARCZYK: If we want to realize revenue from that year or if they are at substantial completion now so next -- September's readings we'll be able to record that revenue into our funds and appropriate it for the next calendar year for the budget. If they don't give it to us until March of the next year, then we have to appropriate and -- get it, receive it, appropriate it before --

ATTY. RIES: I'm changing out the term for billing. I'm changing out the term calendar year for fiscal year. That doesn't make a difference then, that's synonymous, right, if the fiscal year ends in December?

MS. SLUSARCZYK: If they wanted the dates -- depending on the dates. When we spoke on the phone I told you if we had a choice, it doesn't make a difference as long as the timing -- if they ended it in December then a month later, then we'll get them a bill and it would be due in February. But if they use the date of September 30, then 30 days later, by November 1, I would be invoicing them so it could be collected in the same year. So, September is not a calendar year here or it would be a fiscal year for the contract. Our calendar year is December 31. So, when -- with using that September 31 date it's a fiscal year. I don't want them to think they pass this agreement and they're only going to pay January through September where we're missing October, November and December.

ATTY. RIES: So, are we telling them -- are we defining in this agreement the fiscal? What are we defining the fiscal year as for this agreement?

MS. SLUSARCZYK: If they want to use that September 30 date then that would be, you know, October 1 through September 30 would be the fiscal year.

ATTY. RIES: Okay.

MS. SLUSARCZYK: And either way, if it's a fiscal year October through September we need to say fiscal. If it's a calendar year, we need to acknowledge that it's all 12 months, not that calendar year because it says September 30. Calendar year would be January through September, which he eliminates the three months you know October, November and December. The way I read it.

ATTY. RIES: Okay. Do you want it to say fiscal year or do you want me to just say calendar year?

MS. SLUSARCZYK: I don't care how it reads as long as we don't overlook any period of time.

ATTY. RIES: Okay. Okay. All right. So, your concern was because that September 30 date they were potentially excluding the last quarter then?

MS. SLUSARCZYK: By saying calendar year.

ATTY. RIES: All right. Let me look at that then. All right. But you're okay whatever we use, calendar or fiscal year, as long --

MS. SLUSARCZYK: As long as we know, yeah.

MR. PETERSON: Okay.

ATTY. RIES: So that's the big hang-up. There really weren't any other major hang-ups, but I'll wait to hear back from their attorney on that. Oh, the other thing is they keep trying to limit the release -- they keep trying to expand the release language to the entire PTI, and I told them that's too broad. I said the PTI application is over 800 pages. This was a

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dispute about a connection to the sewer. And if we're going to waive any claims, which we really weren't discussing, waiving claims when this began in the first place, it needs to be very narrowly tailored to that specific dispute. They keep insisting that we wouldn't waive any claims to objecting to the NPDES by waiving claims for the PTI because those two are completely separate; but that permit is referenced throughout the PTI.

MR. KOGELNIK: I sent the excerpts to you all.

ATTY. RIES: You just go to the application, you type in NPDES, it hits like 80 times throughout the document so it's, you know. I don't know if this is going to get done. The two hang-ups here we're pretty far apart on. You know, they have taken the position they never viewed this as being any and all connections to Trumbull County, just that this agreement was only for this very specific hookup. And I think we viewed it much more conceptually that you shouldn't be hooking into Trumbull County in the first place, you should go through us; but if you're going to do it, we want to make sure that we're --

MR. PETERSON: Yeah.

ATTY. RIES: The alternative, I could tell them if you have the blow-down you have to connect to our east side sanitary sewer if they are not going to agree to pay us the financial offset. I know there were discussions about whether or not --

MR. CZECK: Is there something in our regulations that would prohibit without proper connection and notification -- if that blow-down's coming -- going to come into our system, you know, are we protected somewhere in our rules and regulations about what can be discharged into our system? If they did it and we didn't know it, even though it's a small line right --

MR. KOGELNIK: You're talking about the domestic waste water, and that's only like a couple inches in diameter. Is your question if they divert that --

MR. CZECK: Yes. If they divert it into our system somehow, that blow-down they talked about earlier.

ATTY. RIES: They couldn't do that right now.

MR. KOGELNIK: They couldn't take the blow-down and run it through this little system. Okay. They could somehow work around that and connect the small domestic line to the east side system, but it's a couple thousand feet away. We'd know about that, okay. But here's the thing that I want to make sure everybody understands. The City of Warren and their treatment capacity on this kind of material -- do I need to go over that?

MR. PETERSON: I understand it, but --

MR. CZECK: No, go ahead.

MR. PETERSON: Go ahead.

MR. KOGELNIK: It's --

MR. PETERSON: We're not even sure Warren can handle it.

MR. KOGELNIK: It's a different waste product, okay. And that's not -- this waste product is not conducive to how this plant works. So, after LEC was connected and a few years passed and they saw their troubles at that plant they said no more, no more of this product. And so perhaps that's where some of the motivation from TEC came from, but they didn't even -- and they didn't even bring it up to the Village, okay. And so, if they were to somehow be made to connect to the Village's east side system here's something that would have to happen. Our three pump stations would have to be basically duplicated; we'd have to build a much bigger force main going all the way from Hallock Young and up to the meter manhole in front of the Warren waste water treatment plan. I mean we're talking -- that was \$7 million back in 2016. You're probably talking double that now.

MR. PETERSON: And I don't think Trumbull County is capable of it either, and it all goes to the same place.

MR. KOGELNIK: And so, you know, those are the things that you would be confronted with if you -- if they were to be made to connect to the east side system. Nothing is impossible, it's just it's unlikely.

MS. SLUSARCZYK: But if there was -- if they were made to discharge waste water into a system and Warren can't accept it via us or

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Trumbull County and a new waste water treatment plant had to be built to accommodate dual waste, we want that opportunity.

MR. KOGELNIK: That could happen. You could.

MR. PETERSON: Yeah.

MR. KOGELNIK: Yes. And that's not uncommon for an industry to be made to upgrade a treatment plant in order to process that waste. That happens all the time. So, it's -- you know, if you want to forge forward, those are the things that you would be demanding that they do.

ATTY. RIES: So, we want to demand that if this blow-down has to go into a sewer system, we want to demand that they hook up to us; but we don't currently have the capacity to do that.

MR. KOGELNIK: That's correct.

ATTY. RIES: And we don't want them discharging into Mud Creek.

MS. SLUSARCZYK: Neither system has the capacity.

MR. KOGELNIK: The Village has been pretty consistent since day one that they didn't want the facility to discharge into the creek. And at day one the Village was insistent to tell this developer whatever it takes, you guys, it's on you. You got to upgrade the Warren treatment plant, you got to upgrade all this conveyance system, it's on you. So --

MS. SLUSARCZYK: Living in that area, I mean, Mud Creek goes around me and hit the low spot on Salt Springs which is known to flood. But in the last couple of years at my house, between my house and the neighbors it has flooded from behind and come down and flooded across my street covering the road, and we're on the high side. Now if you're going to pump 600,000 gallons of water a day according to one permit, and now it's 1.2, and we have that significant rainfall, I think there's a huge concern there.

MR. PETERSON: Yeah.

MS. SLUSARCZYK: If, if, if. But if the E.P.A. decides at one point in time in the future that it has to be contained and, you know, processed away, you know, or not put through Mud Creek, then it should be handled through the Village, you know, with a new waste water treatment plant that handles that type of waste.

MR. PETERSON: Yeah.

MS. SLUSARCZYK: We have Foxconn, we have Ultium, TEC, LEC; we just need the spot for that waste water treatment plant.

MR. KOGELNIK: We've talked about that too --

MS. SLUSARCZYK: Yes.

MR. KOGELNIK: That the -- another subject that we -- you should have maybe soon. But these are the things that you would be demanding though.

MR. PETERSON: Okay. Any more questions on that?

ATTY. RIES: Do you guys want me to push for the blow-down and everything in the sewer that we get -- you know, we stay attached to that, right, because that's going to be the big -- the big fight.

MR. PETERSON: I do. Stanley, do you agree?

MR. CZECK: Yes, yes.

MR. KOGELNIK: Yeah, you're trying to be consistent with your original message.

MR. PETERSON: Yep. Okay.

3. Rules and Regulations Governing Water Use and Service

MR. PETERSON: Item number 3, Rules and Regulations Governing Water Use and Service. I don't have any updates.

MS. SLUSARCZYK: I don't think anybody has reviewed them.

MR. KOGELNIK: I have. I just didn't see a need for really any updates except for, of course, the costs that are in there. For instance, like inspections and Darren's time is -- should the costs for his services, his department's services, be adjusted to something of today's era? I mean, they're old rates.

MS. SLUSARCZYK: But that's on a rate sheet that's set separate.

MR. KOGELNIK: We purposefully did that. That was the only thing that I thought to be able to comment on it.

MS. SLUSARCZYK: Okay.

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4. Niles Bulk Water Agreement

MR. PETERSON: Okay. All right. Niles Bulk Water Agreement.

ATTY. RIES: Nothing. I mean, that's kind of a just in status quo until we decide what we're doing with the second line. We can revise it at that point.

5. Trumbull Energy Center - Warren Waterline

MR. PETERSON: Okay. Trumbull Energy Center Warren Water Line.

MR. KOGELNIK: Their water line is functional. As you know, we're doing the inspection on the three road crossings, which we were hoping it would be done by now. But being that the non-paved site restoration is not established, and that's the area in the road right-of-way and also off the road in their new easement, they didn't even finish the restoration. And so, I informed Council last night that we're going to have to watch that. And if there's any kind of a big melt combined with a big rain -- we do have some of those instances pop up -- then, you know, they're going to have to come out to the site and control the erosion and sedimentation. So, we put them on notice.

MR. PETERSON: I did get a letter saying the site restoration was on hold until better weather came. I'm assuming every resident got that.

MR. KOGELNIK: Oh, is that right?

MR. PETERSON: I don't know that.

MS. SLUSARCZYK: I don't think every resident got it, no.

MR. KOGELNIK: I'm not aware of that.

MR. PETERSON: And I didn't even see a letter, my wife did; but she told me about it.

MR. KOGELNIK: They're definitely going to have a lot of work in the spring.

MR. PETERSON: Yes, they are.

MR. KOGELNIK: We told them that they were running out of time at the end of summer and to no avail. So here we are. Work authorization for inspection does extend into next year. I told that to TEC.

MS. SLUSARCZYK: We received a letter of substantial completion; and he wanted to come in and make application, and I deferred that to Matt last Friday.

MR. KOGELNIK: Oh, is that right?

MS. SLUSARCZYK: I believe Gemma's leaving town.

MR. KOGELNIK: So, you would want to make sure in that substantial completion that non-paved site restoration is addressed.

MR. PETERSON: Uh-huh.

ATTY. RIES: Okay. Well, the other thing was I sent -- I responded to Ted directly, and I told him can you confirm that, you know, you're no longer using the 16-inch line which is -- under our agreement is only to be used for redundancy and that it's coming from the main line. He didn't respond to that.

MR. KOGELNIK: Yeah, that valve is to be normally closed.

ATTY. RIES: Well, he didn't respond to that. Well, he asked for it to be converted to Trumbull Asset Management's name. I said under our agreement it's Clean Energy Future Trumbull, and can you confirm that you're not pulling water, that was only to be used for construction water and under our contract for redundancy. And he only responded as Clean Energy Future Trumbull, he didn't respond where that water's coming from.

MR. KOGELNIK: Good call.

ATTY. RIES: So, I guess that's up to you guys if we want to approve this. I told Cindy to wait for the BPA meeting before switching it over. So that's up to you guys if you want to approve it to be changed over.

MS. SLUSARCZYK: But is substantial completion still saying he's using that for commercial operation, which is what the contract affords?

MR. KOGELNIK: Typically, when you get a certificate of substantial completion it lists what things are not complete. So, if you have a copy of that document can you --

MS. SLUSARCZYK: I do not. It was just -- it was we reached

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substantial completion and he would like to come in Monday, yesterday, to make application under Trumbull Asset Management. And I immediately called Matt with questions.

MR. KOGELNIK: Okay. Well, in this particular case it would probably be wise for the Village to send a letter to City of Warren stating these things remain incomplete in our observation and we're concerned about the fact that the new transmission line and the existing 16- inch cross connectors are both operable when, in fact, after the new line is built the 16-inch cross-connect should be normally closed. The Village should be made aware when that valve needs to be opened.

ATTY. RIES: Well, the other thing that Cindy mentioned when I was talking to her too, we need to know when they are -- there's different billing rates. So, I need that cut-off date.

MS. SLUSARCZYK: With his response, I mean, are we waiting until the next Board meeting for this or -- he's not here tonight, I don't know what is expected.

MR. PETERSON: I would say yes. I mean --

ATTY. RIES: He didn't give us the information.

MR. PETERSON: He didn't give you the information, yeah.

MS. SLUSARCZYK: I just want to be clear, I don't want to --

MR. PETERSON: Yeah, no. Stanley, do you agree?

MR. CZECK: Right. They're not here, that's --

MR. PETERSON: They're not here and you don't have documentation, so yeah.

ATTY. RIES: Chris, what information still needs to be completed? Because I can send a letter to Enzo and Franco, I guess, just --

MR. KOGELNIK: Well, definitely the non-paved site restoration. Mike, is there anything from your department's vantage point regarding their meter vault? Have you at all -- has your department at all viewed their meter vault?

MR. FUCHILLA: You're talking the meter vault out off of Tod Avenue?

MR. KOGELNIK: Yeah.

MR. FUCHILLA: I've been in it.

MR. KOGELNIK: Do you guys have any concerns about that meter vault?

MR. FUCHILLA: I didn't have any concern about it. I don't know what Darren thought about it. Did you -- we do got pictures of it and everything, the whole inside of it.

MR. KOGELNIK: Okay. So, our only concern really is the cross-connect valve and whether it's closed.

MR. FUCHILLA: He did mention -- Darren mentioned about a back preventer on it.

MR. KOGELNIK: Backflow preventer.

MR. FUCHILLA: It did not have one at that time.

MR. KOGELNIK: I think Darren and I addressed the backflow preventer concern. Matt, you were involved in that. Was that earlier this year?

MR. PETERSON: That was earlier this year. That was Warren's responsibility.

MS. SLUSARCZYK: When they wanted to take water from that.

MR. KOGELNIK: Is that how it concluded?

MR. PETERSON: That's how it came out, it's Warren's responsibility.

MR. FUCHILLA: That's the only thing I remember about that, but I was in there before.

MR. KOGELNIK: Along their new transmission line did they put up those poles that identifies it's their line.

MR. FUCHILLA: I did not see any.

MR. KOGELNIK: We'll have to keep an eye out for that. But anyways, the point is the certificate of substantial completion identifies that the line is now operable and being used as intended and here are the

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things that still need to be completed, and typically it identifies a time when they give the contractor to complete those things.

ATTY. RIES: I sent you a copy of the document that Ted -- I just emailed it to you, what Ted sent us. So, Chris, I'll send it to you for your review first, I'll send a letter to the City of Warren about the non-paved areas, and then confirm with Ted about the 16-inch line.

MR. KOGELNIK: Okay.

ATTY. RIES: And then I guess we just hold off on anything until we have more information because he's not given us the information we asked for.

MS. SLUSARCZYK: Is there a way to determine if water is flowing through both lines to supply the plant?

MR. PETERSON: There's only one meter, correct?

MR. KOGELNIK: Yeah, I thought that they combine into one meter, so I'm not sure.

MR. PETERSON: Is that correct, Mike?

MR. FUCHILLA: Yeah.

MR. KOGELNIK: So, there is no way --

MR. FUCHILLA: Just the one meter in there, that's all I seen.

MR. CZECK: Oh, Warren's line and other line go through the same

MR. PETERSON: Well, they're both Warren's line, the 16 and the 30, yes.

MR. CZECK: Yeah, okay.

MR. PETERSON: Correct.

MR. FUCHILLA: The 30 comes in the back. I don't know where that goes off the top of my head, I do not know. And the 16 is coming across the road. That's the only meter I knew about in there. So, unless they connected into that vault, I have not seen how that 30 is connected in there.

MR. KOGELNIK: Yeah, I want to be consistent too, that for several meetings at the BPA Ted has been usually here; and I've asked him pointedly where is your drawings. We haven't received any updated drawings. So, you know, this is important. What should happen in the event of an emergency? We need to have these drawings.

MR. PETERSON: Can you put the drawings in there too?

MR. FUCHILLA: Honestly, it would be nice if we could get back into the vault again and get some updated pictures too.

MR. PETERSON: Okay. Anything else to add to that?

6. Trumbull Energy Center - Sanitary Sewer

MR. PETERSON: Okay. Trumbull Energy Center Sanitary Sewer. I think we pretty much covered that. Anything to add? Seeing none --

7. Project Funding - Eastgate FY2026 ARC Pre-Applications

MR. PETERSON: Project funding.

MR. KOGELNIK: So, ARC can come off the list. You're not going to use that. What I just encourage the BPA to maybe look forward to is what projects may need funding in the future. We already have -- potentially have the Hallock Young connector program for something, some funding. The water booster station's already targeted. The first section of the 24-inch water line is already sort of programmed out, although supplemental funding could be directed too. You're probably going to need more funding on that one, right?

MR. PETERSON: Uh-huh.

MR. KOGELNIK: So, you need to think ahead. And if you think far enough ahead on so of these and you can -- and get together, talk about those, I can get the horsepower on these things to find additional funding. That's where the true benefit comes from. So just if you can talk to Darren, if there's things that need to get funded let's discuss them. Darren and I talked about this little thing that I'm going to bring up here, the Asset Management Plan, and that's just an example. So, I'll bring that up in my report.

MR. PETERSON: Okay. Any questions?

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8. Proposed Hallock Young Road Water Line Improvements

MR. PETERSON: Okay. Proposed Hallock Young Road Water Line Improvement.

MR. KOGELNIK: I don't have any other updates. It's all Matt I think.

MR. PETERSON: Do you have any updates?

ATTY. RIES: The water booster station?

MR. KOGELNIK: No, the Hallock Young connector water line.

ATTY. RIES: I just got the master, so we talked to the Foxconn people, Crescent Dune people. They've been reviewing the master funding agreement. We talked to them a couple weeks ago. Most recently the hold-up has been they are waiting on the contract from their general contractor Shimizu to make sure the dates are lining up with the dates in our contract. They just got that this week, and then they just sent me like an hour or two ago when I was getting ready to come over to the meeting a revised master funding agreement. So, I need to review that and go from there. But there didn't seem to be any other than just making sure that these dates line up with their general contract there didn't seem to be a lot of issues. But I say that with the caveat that company has some new in-house attorneys, infrastructure attorneys, who were reviewing it and kind of getting a fresh set of eyes since we last had a conference call with the Foxconn/ Crescent Dune people. So, I'll review that and circulate it to Chris and Chris and the Mayor, and maybe we have another conference call or maybe we're -- maybe we're good with their changes in the agreement, they're not substantial. So -- but everything seems to be moving forward with that.

MR. PETERSON: Okay. Cool. Any questions for Matt on that?

9. Salt Springs Road Booster Station Relocation

MR. PETERSON: Salt Springs Road Booster Station Relocation.

MR. KOGELNIK: All right. So, the project is designed, we know that. And I've been talking with Matt, there's progress being made on the property. And maybe hopefully in January we can move towards steps of construction.

MR. PETERSON: Okay.

MR. KOGELNIK: All right. So, one thing that I want to bring to your attention, we do have additional costs coming through for design being that we had a bunch of things to handle on the new site. And so, we're requesting authorization from the BPA for the additional design requirements, and so I'm going to pass that out to you guys. The total is going to be around \$16,000 for that. Matt, I don't have another copy on this, but these costs would be eligible for being paid for by the one of the two grants.

MR. PETERSON: Yeah.

MR. KOGELNIK: And so, I'm not saying that that's all good. It's just that we had to do a bunch of different work there, and that's all listed out, in order to get this to where it's at right now.

MR. PETERSON: Okay.

MR. KOGELNIK: Has the Ohio E.P.A. PTI --

MS. SLUSARCZYK: No.

MR. KOGELNIK: -- been paid for yet? You're waiting on the property first?

MS. SLUSARCZYK: At the last meeting that was the understanding from the Board. I asked if we were to pay that. It's sitting there ready to be paid, but it has not -- we wanted to make sure that we secured the property before the application.

MR. PETERSON: Do you think we're okay now?

ATTY. RIES: So, I talked to Shelly -- well first of all, Ohio Edison agreed to pay the \$5,000 to get the judgment lien removed from that portion of the property, which was the big obstacle there. And Council approved that last night. And then I talked to Shelly on Thursday, and she told me that her husband -- some of the -- they still want to move forward with the closing, it's their intent to move forward. But her husband's got so equipment there he's still trying to get off the property that's

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inoperable, and they were out last week buying parts for it trying to get it moved off the property. But they initiated the call to me, which is important because sometimes they are difficult to get a hold of. When I get radio silence from them I get nervous they are trying to back out, even though we have a signed agreement. But they initiated the call to me Thursday saying we still want to move forward. They didn't want to commit to a time frame because she wanted to talk to her husband on whether or not the parts were even working, if he was able to get the equipment off the property. But it's still their intention to move forward. If we do, it's not going to be until January though. It's not something that's going to happen in the next two weeks. We still have to get everything set up with the title company.

MR. PETERSON: I'm just wondering, is that PTI going to take a while to get back to us if are we going to hold it up if we don't pay it?

MS. SLUSARCZYK: I believe -- if he believes the Holtons are still good with it I would mail the check.

MR. KOGELNIK: That was my intention here. We knew it was going to take an amount of time to reserve the property. But the lesser damage would be to pay for the permit. The greater benefit is not having Ohio E.P.A. clock ticking on your side of the project. You want -- you know, it's going to take them probably 45 days.

MR. PETERSON: I would say mail the check.

MR. CZECK: Yes, I agree.

MR. PETERSON: Are you okay with that? Okay. Do we want to approve this?

MR. KOGELNIK: I'm asking for you guys to consider approval of that.

MR. PETERSON: I'll make a motion we approve the work authorization from Verdantas for the cost of \$16,000.

MR. CZECK: I'll second that.

MR. PETERSON: All in favor?

(All respond aye.

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion passed.

10. Imperial Sewer Agreement

MR. PETERSON: All right. Item number 10, Imperial Sewer Agreement. I know we had a meeting scheduled for tomorrow, and I talked to Ron yesterday and asked if we could move that to the 7th of January. Was that okay?

MR. COWIE: Yes, we contacted our lawyer today. And 4:00, is that the time you --

MR. PETERSON: Yeah, 4:00.

MR. COWIE: We just weren't sure on the time. But the 7th was okay at this point.

MR. PETERSON: That works for everybody?

ATTY. RIES: Yeah, that's fine.

MR. PETERSON: Are you sure?

ATTY. RIES: Yeah.

MR. PETERSON: So, January 7, 4:00 p.m. Okay.

11. I&I

MR. PETERSON: Item number 11, I&I. Any updates?

MR. KOGELNIK: No. Did you and Cindy and Darren get together?

MS. SLUSARCZYK: No. Matt -- or Mike, I'm sorry -- had asked if we could look and try to do the comparison from the way we did before.

MR. KOGELNIK: Yeah.

MS. SLUSARCZYK: And time has not allowed for it.

MR. KOGELNIK: So, if you do want to do some flow monitoring you've got a couple months to think about it. You know, the best time to do that would be something like March or April.

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MS. SLUSARCZYK: I think he wants us to try to compare the flows -- non-residential flows billed versus, you know, what is hitting the pump station and see if these balance. But that takes 600 readings and -- to do that, and you're going to have to sample at least a one-year period because there's no midnight -- strike of midnight readings on January 1 to December 31.

MR. KOGELNIK: Well, think about it is all I'm saying.

MS. SLUSARCZYK: Yeah.

MR. KOGELNIK: And maybe we can revisit that in the meeting in January.

MR. PETERSON: Okay. Do you want to do it at the second meeting, would that give you enough time?

MS. SLUSARCZYK: What I showed you earlier -- I mean, I think we should reflect to maybe there and start there because it's an obvious discrepancy at that location.

PUBLIC COMMENTS:

MR. PETERSON: Okay. Public Comments. Any additional public comments? Seeing none --

REPORTS:

1. Solicitor's Report

MR. PETERSON: Solicitor's Report.

ATTY. RIES: No report.

2. Engineer's Report

MR. PETERSON: Engineer's Report.

MR. KOGELNIK: I passed out my report, but it's very light. There's really not much in there for the BPA. We talked about funding. One thing that the Village Council is going to probably do in 2026, they're probably going to have two OPWC applications.

MR. PETERSON: I remember you saying that last night.

MR. KOGELNIK: And so that kind of leaves the BPA with nothing for OPWC which is not good. And if there's projects again that are out there for funding, just please let's talk about them soon. I know that, for example, the Mayor had talked about those five or six sanitary sewer extension projects. Those are -- we're not really picking up a whole lot of customers with them, and so the positive impact with regard to funding is going to be -- that's going to be a tough one to prove.

MR. PETERSON: Yeah.

MR. KOGELNIK: But nonetheless, you can start somewhere.

MR. PETERSON: Is USDA an option? Does it cover residential?

MR. KOGELNIK: It is, it is. But you're most likely dealing with a loan, and USDA is not cheap for a loan.

MR. PETERSON: Yeah, I know.

MR. KOGELNIK: These are things we need to talk about. We don't have to debate them here. Okay. And then the last meeting I think we had -- we didn't have a November meeting, we had an October meeting, right? And so, at the October meeting I think we got approved for a master water plan update. I didn't get the authorization.

MR. PETERSON: Did we approve that at the last meeting?

MS. SLUSARCZYK: We did have a November 3 meeting. But that would be me, Chris, and I don't have any -- I will go back and look by all means, but --

MR. KOGELNIK: Here's what I want to say though. It was unanimously approved, the Master Water Plan update. But the Water Department's real need right now is the Asset Management Plan update because of the Ohio E.P.A. notice of violation from two Februarys ago. And I have a copy of it here. And so, I've been talking with Darren about this. When we presented the Master Water Plan update to the BPA, we thought that the Ohio E.P.A. planning grant that's available, the \$20,000 one, would cover that. It doesn't. It will cover the Asset Management Plan update. So, you should

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probably table the Master Water Plan update that was approved. We'll get to that.

MR. PETERSON: Okay.

MR. KOGELNIK: This is the most important thing though, the Asset Management Plan. You need to resolve the notice of violation.

MR. PETERSON: Notice of violation, yeah.

MR. KOGELNIK: And so, this is what Alan Fryger e-mailed to you, Cindy, and I think Darren last week when I was on vacation. Do you have a copy?

MR. PETERSON: I do not.

MR. KOGELNIK: So, this is for the \$20,000 amount that is listed in Ohio E.P.A.'s planning grant, and that's the amount that we would apply for to the Village -- I'm sorry, for the Village to the BPA. Now this proposal has to be sent to the E.P.A. with the application for the planning grant, and that has to happen I think tomorrow because it's over. And so, we do need a timely response from you guys on this.

MR. PETERSON: Well, if it's covered by a grant --

MR. KOGELNIK: So again, you should table the prior proposal for the Master Water Plan update.

MR. PETERSON: Do we need a motion? I'll make a motion we rescind or table the Master Water Plan.

MR. KOGELNIK: Yeah.

MR. CZECK: I'll second that.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: All opposed?

(No response.)

MR. PETERSON: Motion passed.

MR. KOGELNIK: Okay. So, are we permitted then on the Village's behalf to send a copy of that with the application to the E.P.A. for the Asset Management Plan update tomorrow?

MR. CZECK: This is required by the E.P.A.?

MR. PETERSON: Yeah.

MR. KOGELNIK: It's not required. This is the service to do that, Stanley. But if you were to make an application to the Ohio E.P.A. for the \$20,000, that signed document has to go with the application. Mike, do you follow? Do you understand what the Asset Management Plan updates are?

MR. FUCHILLA: Some of them.

MR. KOGELNIK: Okay. For example, all the valves, all the hydrants, have to have dates of when they were installed. It's a lot of work.

MR. FUCHILLA: It's a lot of work out there.

MR. PETERSON: I'm going through that right now. RCAP's actually doing it for me.

MR. KOGELNIK: That helps, yeah.

MR. PETERSON: And RCAP, what they did is submitted for what federal grant and -- I mean, I didn't pay a dime for it, it was all federal grant. I don't know if it was the same.

MR. KOGELNIK: Ohio E.P.A. has a planning grant, and I think its due date for getting the application submitted is the next couple days. So that's the hurry up on this. But I've included the notice of violation in there and --

MR. CZECK: Yeah, I think we got to move.

MR. PETERSON: We're pretty much stuck, yeah. Do you want me to make a motion?

MR. CZECK: I'll make a motion with -- what's that additional on here?

MR. PETERSON: There was an additional 85 on there.

MR. KOGELNIK: So, in the event that you want to update the contingency plan it would be another \$8,500. Now the contingency plan -- I've reviewed your contingency plan. It does need a lot of updating. The

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contingency plan we left it as an "if authorized" because there's a lot of things in there that you guys could do. Do you have the time to do it?

MR. FUCHILLA: No.

MR. KOGELNIK: You need to determine -- you should probably have a phone call with Darren about that.

MR. CZECK: Okay. So, at this point the \$20,000 is all we --

MR. PETERSON: The \$20,000.

MR. KOGELNIK: That's the most important part.

MR. CZECK: I'll make a motion that we allocate the \$20,000 for the assessment inventory update.

MR. PETERSON: I'll second it. All in favor?

(All respond aye.)

MR. PETERSON: Opposed?

(No response.)

MR. PETERSON: Motion passed.

MR. KOGELNIK: I don't have anything else. It's -- we don't have any movement on the booster station until probably January. Everything is done though in terms of the design of it. I don't think we have anything to do on the Hallock Young connector water line. I think in January we're probably -- if the work authorizations or site plan review for the data center moves forward we'll probably have more activity on that in January than anything else. So, January probably will be a busy month as well.

MR. PETERSON: Okay. Should we mention the ARC money from the County? I don't know if we've ever done that officially in meeting.

MS. SLUSARCZYK: No, that's --

MR. PETERSON: We didn't find out until after the last meeting.

MS. SLUSARCZYK: After. I did follow-up with Trumbull County in regards to the ARC funding, the \$200,000 we received. There was a November 1 deadline for submittals to the County for completion of December 31 of 2025. Trumbull County moved that all their projects be extended until September 30 of 2026, which addressed townships/villages all the money they awarded. So, we have until September 30 to --

MR. PETERSON: We're still going to be tight.

MR. KOGELNIK: That really is. Please, I'm doing everything I can to move this along. Help me. You know in my last email I said what can I do to move this thing along on this.

MS. SLUSARCZYK: Get the equipment moved off the property.

MR. KOGELNIK: Where there's a will there's a way, you know.

MR. PETERSON: We see you out there fixing equipment.

MR. KOGELNIK: Does the owner want the equipment?

MR. PETERSON: I'm assuming.

ATTY. RIES: I mean, yeah. Yeah, they want the equipment.

MR. KOGELNIK: We can instruct the contractor to do whatever.

ATTY. RIES: That was one of my questions, is this garbage or are you guys trying to keep it. They said we're trying to keep it, they want to keep it.

MR. KOGELNIK: Yeah.

MR. CZECK: Well, they still own the property around it, correct?

MS. SLUSARCZYK: Huh-uh.

MR. PETERSON: That's Bingham's. That's relatives too. They are part owners I think, right?

ATTY. RIES: I think it's Shelly's sister's family maybe, I believe. She actually called and -- you know, she called during this meeting and left me a voicemail and said they are doing everything they can. But if something -- anything can go wrong with this it will go, but Lyle wants me to tell you he's doing his best to get everything off the property.

MR. PETERSON: So, are they under a timetable once they sign, or once they sign it's official?

ATTY. RIES: They are, but we can agree to extend it. But the problem is they have to get all that stuff off the property. And so, I mean, could we sue them? They're trying to get -- if the stuff's not running and they're trying to get it off the property it's going to be kind of, you know,

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overkill and kind of a waste of time to do that.

MR. KOGELNIK: We could put stipulations in the contract that directs the contractor to pick whatever up, and including the semi, put it on a flatbed and take it to wherever.

ATTY. RIES: I could propose that. We would want to do that post-closing. So, what would I say to her then, that we can relocate the equipment for you.

MR. KOGELNIK: There needs to be a deadline given to the property owner that says you need to get it off of your property by this time. If you don't, we'll provide means to do that within our construction contract.

ATTY. RIES: Okay.

MR. KOGELNIK: I mean, it's going to add more cost to your construction contract. Unfortunately, time is more precious than money right now to you.

MS. SLUSARCZYK: I think they have other family members that may be able to facilitate the moving of the equipment.

MR. BOWEN: I'd tell them work that as hard as they can because we've done a lot to allow them to --

ATTY. RIES: What do you want that deadline to be? I mean, I'll send it to her in a letter. The other thing is that under our real estate purchase agreement it's, you know, if they don't remove the encumbrances, which these would be encumbrances, within 30 days we have the option to, you know, terminate the agreement or move forward subject to the encumbrances, which we don't want to terminate the agreement obviously. So, I would just -- what date do you want me to tell her and we can say that we'll facilitate the removal of the equipment?

MR. KOGELNIK: When is the soonest we can go to advertising? You have no -- when would First Energy resolve that issue with the lien?

ATTY. RIES: Oh, well that's going to happen at closing. We're going to put the \$5,000 in with the escrow, and then they'll sign over at the release of the lien and give it to the title company; and then the title company will record the release and then, you know, give them the \$5,000. That will all be done at closing. So, it comes down to when the title company can close.

MR. CZECK: What's your best guess?

ATTY. RIES: Title companies --

MR. CZECK: Mid-January?

ATTY. RIES: Yeah. I mean, I can reach out to them and see if that's reasonable.

MR. CZECK: So, we could set a date January 15 to move on, that would be cleared out.

ATTY. RIES: Okay.

MR. KOGELNIK: I would explain to them that, you know, the Village has a challenge to get this project built and otherwise runs the risk of losing funding to billed the project.

ATTY. RIES: All right. And are we -- and we're paying to have the contractor relocate their equipment?

MR. KOGELNIK: The Village could, but that's obviously not --

MR. BOWEN: Well I mean, if we let them leave that property on there then we would be. That's what we would assume, that cost.

MR. KOGELNIK: It would be junk.

ATTY. RIES: They were supposed to remove it under the purchase agreement.

MR. BOWEN: That's what I was saying, whatever we do needs to be make them do their due diligence.

MR. CZECK: If the Village had to do it, we could probably go down there and scrap that stuff. We have equipment, we could probably get rid of it ourselves if we have to. It wouldn't take much to take a trailer down and haul it up.

MR. PETERSON: Is the Village willing to do that?

ATTY. RIES: I'll send her a letter.

MR. CZECK: We need to move ahead.

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MR. BOWEN: Yeah.

ATTY. RIES: I'll contact the title company to get a date. We'll shoot for January 15. I'll send a letter to Shelly with the deadline, and I'll just keep it vague as to who's going to bear the cost. I will say the contractors can remove the equipment if you're unwilling to do so by then. That gives them a month.

MR. PETERSON: That gives them a month, yeah.

MS. SLUSARCZYK: So, is there approval to advertise upon -- after closing, or are we waiting for another meeting, or are you going to give the approval that once the closing has occurred it's okay to advertise the project?

MR. PETERSON: I'm okay with that.

MR. CZECK: Are you ready?

MR. KOGELNIK: We're ready, short of the Ohio E.P.A. permit.

MR. CZECK: Okay. I think we can give the authorization once all is complete on Chris' end here.

MR. PETERSON: I'll make a motion.

MS. SLUSARCZYK: I know it's early, but contingent upon --

MR. KOGELNIK: Now again, to access the U.S. E.P.A. funds you got to do the administrative due diligence tasks. So, Cindy, if you want, Phyllis and I will have a phone call with you and Bill. We'll chisel it out.

MR. PETERSON: Okay. I'll make a motion we advertise, contingent on closing, for the water booster station.

MR. CZECK: Second.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion passed.

MR. KOGELNIK: I have nothing else.

MR. PETERSON: Okay. Any questions for Chris? Seeing none --

3. Utility Committee Report

MR. PETERSON: Utility Committee Report.

MR. BOWEN: No report.

MR. PETERSON: No report.

4. Clerk's Report

MR. PETERSON: Clerk's Report.

MS. SLUSARCZYK: I had the hearing scheduled for February 4 2026 at 6:00 p.m. I have some approvals for Darren, financial approvals for Darren. He was not able to be here. You did sign the yellow vouchers upstairs for these expenses already; but to get it on record, we have three invoices for Summit Supply totaling \$19,750 for repairs to the valves along Tod Avenue and Salt Springs Road at three different locations.

MR. CZECK: Make a motion we approve the nineteen thousand --

MR. PETERSON: -- seven hundred fifty dollars.

MR. CZECK: -- seven hundred fifty dollars.

MR. PETERSON: I'll second it. All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion passed.

MS. SLUSARCZYK: Next we have two invoices totaling \$9,200 for Tommy Snyder Enterprises, and that was to replace fire hydrants at 1042 Salt Springs Road and 4691 Highland Avenue.

MR. PETERSON: I'll make a motion we approve Tommy Snyder Enterprises in the amount of \$9,200 to replace two hydrants.

MR. CZECK: Second.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

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(No response.)

MR. PETERSON: Motion passed.

MS. SLUSARCZYK: Listed separately here is Ferguson high curbing box rods for \$2,861.54 (missing).

MR. CZECK: Make a motion for the curb boxes, \$2,861.54.

MR. PETERSON: Second. All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion passed.

MS. SLUSARCZYK: Next one is for Ferguson, it's nine Mueller fire hydrants for a total of \$29,700.

MR. PETERSON: I'll make a motion we pay Ferguson for nine fire hydrants in the amount of \$29,700.

MR. CZECK: Second.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion passed.

MS. SLUSARCZYK: Okay. That completes Darren's approval. The TEC email, I am not to change anything until the next Board meeting or after the next Board meeting?

MR. PETERSON: Correct.

MS. SLUSARCZYK: And next was the E.P.A. booster pump station plan submittal. I will be mailing that to them tomorrow. And Darren had also that the new employee Mark will be starting effective January 5, 2026.

MR. PETERSON: Okay.

MS. SLUSARCZYK: He would -- he was questioning if you had time to review the cell meter proposal and the backflow program from HydroCorp. He hasn't had answers back from the Board on those two.

MR. PETERSON: I have not. Have you?

MR. CZECK: I've looked at it.

MR. PETERSON: I looked at it, but it's been a while. We'll take a look at it and discuss it next meeting.

MS. SLUSARCZYK: So that is all I have. And then our next Board meeting is -- is it January 2?

MR. PETERSON: 6th. January 2 is a Friday.

MR. CZECK: You got 6th on your sheet here. Yeah.

MS. SLUSARCZYK: Yeah, January 6.

MR. CZECK: Since we're having a meeting on the 7th, do you want to have the meeting with Imperial the same day and then follow-up with our Board meeting directly after instead of having two?

MR. PETERSON: We could do that.

MR. CZECK: We'll still meet, Tom at 4:00, then we'll just have our regular meeting immediately after that.

MR. COWIE: On the 7th though as opposed to --

MR. CZECK: Instead of us having the 6th and you guys come back, we'll do you guys first, that way that will be over.

MR. COWIE: Okay.

MR. PETERSON: I'm good with that. Is that good with everybody else?

MR. KOGELNIK: Do you want me to be there?

MR. CZECK: We'll move that meeting to the 7th. That's why I say

MR. KOGELNIK: Okay.

MR. PETERSON: I'm good with that.

MS. SLUSARCZYK: So, we're just moving the regular monthly meeting to January 7?

MR. CZECK: Correct.

MS. SLUSARCZYK: And the first item on the agenda would be --

MR. CZECK: We'll make that first and then move into the regular meeting.

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MR. PETERSON: Yep. Do you need a motion for that? I'll make a motion we move the next regular Board meeting from January 6 to the 7th, with Imperial being the first item on the agenda. Second?

MR. CZECK: I'll second that.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion passed. I'll let Mike know.

MS. SLUSARCZYK: Okay. That's all I have on my report. If you have any questions for me --

MR. CZECK: None.

MR. PETERSON: No. Okay.

5. Superintendent's Report

MR. PETERSON: Superintendent's Report. Do you have anything from Darren?

MR. FUCHILLA: No, I do not.

MR. PETERSON: How are the new employees doing?

MR. FUCHILLA: They are doing very good.

MR. CZECK: When will the -- the road didn't open back up yet, correct? You're waiting for that?

MR. FUCHILLA: It is open, Tod Avenue is opened. We cleared off the barricades. Mike Thigpen is going to be clearing off his barricades, everything is done.

MEMBER COMMENTS:

MR. PETERSON: All right. Member Comments. Anything?

MR. CZECK: None.

MR. PETERSON: Seeing none --

QUARTERLY APPROVAL OF BILLING ADJUSTMENTS:

January, April, July and October

MR. PETERSON: Quarterly approvals, we don't have any.

ADJOURNMENT:

MR. PETERSON: Motion to adjourn.

MR. CZECK: So moved.

MR. PETERSON: I'll make the motion.

MR. CZECK: Second.

MR. PETERSON: All in favor?

(All respond aye.)

MR. PETERSON: Motion passed.

(Meeting ends 5:20 p.m.)

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C E R T I F I C A T E

STATE OF OHIO)
TRUMBULL COUNTY) SS.

I, Deborah I. Lavelle, a Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that the foregoing meeting before the Board of Public Affairs was written by me in the presence of the Members and transcribed by me using computer-aided transcription according to the stenotype notes taken at the time the said meeting took place.

I do further certify that I am not a relative, counsel or attorney of any Member, or otherwise interested in the event of this action.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Niles, Ohio on this 29th day of December, 2025.

DEBORAH I. LAVELLE, Notary Public
My Commission expires 4/15/2027

Submitted by:

Approved by:

Cinthia Slusarczyk, Clerk

Christopher Peterson, President

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