RECORD OF PROCEEDINGS
SPECIAL MEETING OF THE LORDSTOWN VILLAGE
BOARD OF PUBLIC AFFAIRS
1455 Salt Springs Road, Lordstown, Ohio
July 8, 2026
4:00 p.m. to 5:20 p.m.

IN ATTENDANCE: Mr. Christopher Peterson, President
Mr. Michael Sullivan, Vice-President
Mr. Stanley Czeck, Board Member
Mr. Darren Biggs, Supt. of Utilities
Ms. Cinthia Slusarczyk, Clerk
ALSO PRESENT: Mr. Ron Radtka, Imperial Communities
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 8th of July, 2026.

MR. PETERSON: I'd like to call this special meeting of the Board of Public Affairs 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: Present.
MS. SLUSARCZYK: Michael Sullivan.
MR. SULLIVAN: Here.
MS. SLUSARCZYK: Stanley Czeck.
MR. CZECK: Here.
MS. SLUSARCZYK: Darren Biggs.
MR. BIGGS: Here.
MS. SLUSARCZYK: Cinthia Slusarczyk, present. Chris Kogelnik and Matt Ries were not asked to attend.

CORRESPONDENCE:

MR. PETERSON: Yeah. Any correspondence?
MS. SLUSARCZYK: No, sir.

NEW BUSINESS:
1. To Review the Imperial Sewer and Water Agreements

MR. PETERSON: Okay. The only item on New Business is to review Imperial sewer and water agreements, which is why we're all here today. I don't know where you guys want to start this off at.
MR. SULLIVAN: I think we ought to start with Darren.
MR. PETERSON: Darren, do you want to start it off?
MR. BIGGS: Yeah. With the contracts up for negotiation or talk about or whatever else, I wasn't involved in those other ones, I don't know, you know, who was or how all this, you know, came about. When I met with you guys before we had talked about why you're not private and I gave my points on there; and the last time I asked if you guys have anything on there, am I missing anything or whatever else. I asked for some feedback from you just to make sure I wasn't totally off by saying that I consider you guys private more than

public. Did you guys have anything, did you think about it, Tom?

MR. COWIE: First, when did we meet? I don't recall, I mean we have had in passing conversations but --

MR. BIGGS: It was I'm trying to think there. It wasn't an official meeting. We were in that meeting room next to Zoning. It would have been a while ago.

MR. COWIE: Okay.

MR. BIGGS: That's fine if you didn't. I just wanted to ask if you had a chance because I didn't want to put you on the spot and I want to make sure I wasn't missing anything on how things were being run or how they came about or --

MR. RADTKA: So, you're asking how the water agreement came to be in the first place in existence?

MR. BIGGS: Kind of, yes. That would be part of it. How we ended up with us metering basically a private business, how all that came about.

MR. RADTKA: Well, from what --

MR. SULLIVAN: I think Chaffee and your dad come to that agreement.

MR. RADTKA: Mike, that was back in, don't hold me to the dates, I'm going to say eighty --

MR. COWIE: '86 was the contract.

MR. RADTKA: '85, '86, somewhere back then.

MR. PETERSON: That's the water agreement. I think it's '86 if I remember.

MR. RADTKA: I don't remember how you know, when they started having conversations with the Village, if it was '83, '84, '85, I don't know when the conversations started.

MR. SULLIVAN: Later?

MR. RADTKA: But I know we hooked on in '85 and '86, somewhere in that.

MR. SULLIVAN: So, it was right after that.

MR. RADTKA: Because I just graduated, and I remember helping Mike and Bruce install water meters because we did it in the late fall, early winter is when we did that. So, I remember that's when we did it. Now when did they start the conversation, it was prior to that so early '85, late '84, somewhere in there I'm assuming. But from what I remember and told in conversation that the Village was installing the water line throughout the Village, that at the very end after everybody else had water lines throughout every other road then they approached my dad and them about bringing it into the park.

MR. SULLIVAN: Yeah, there was kind of a fight there between Trumbull County and Lordstown because Trumbull County wanted you to go to them and there was some kind of a sewer --

MR. RADTKA: That was on the sewer side of things. Yeah, that was sewer. Yeah. But that didn't happen until --

MS. SLUSARCZYK: That was when TJX came to town.

MR. COWIE: That was even before TJX.

MR. RADTKA: That was in the 2000's.

(The court reporter interrupted the meeting to request that the participants please speak one at a time and not have multiple conversations going on.)

MR. RADTKA: So, getting back to that, Mike, that was sewer with the County and Lordstown. But they approached, you know, my dad back in the day then about bringing water into the park because that was another 300 customers.

MR. SULLIVAN: Yeah, we couldn't justify spending $18

million for 300 people, and that's approximately what the east side had. We added the park and it made 600.

MR. RADTKA: Yes, on the sewer side of it, yes.

MR. SULLIVAN: Yes.

MR. RADTKA: Yeah, yeah. But on the water side of it, they approached us, you know, about bringing or extending the water into the park then, they'd pick up 300, you know, 300 customers. So that's when it was well you bring it in and hook it up. You know, we got rid of our old water treatment system that we had, you know, two treatment systems, one in the front park, one in the back, for our well water and you guys just brought it in. I can't speak for my father, he's deceased and not here, but I don't know how it ever came about of, you know, to answer Darren's question, why were they metered. Must be the agreement they worked out or I don't know.

MR. BIGGS: No, fair enough. That's what I was just wondering if I was missing anything. I know we weren't around, but I know you would have more information than anybody.

MR. RADTKA: Yeah, yeah. But the only thing I do know, like in conversation I know it was said well it was better for Lordstown at the time to individually meter it because you're selling it at a residential rate instead of a bulk rate. So, you picked up 300 customers at a residential rate. So, was that part of the deciding factor of why they wanted to do it that way? I mean, it makes sense why. You'd have, you know, more profit for the Village.

MR. BIGGS: When asking that, Ron, too that the reason, I just want to make sure I'm not missing anything because the way I see everything over there, it just leads to everything being private. But yet we get mixed in with public and private at your place over there, it's kind of a mixed thing. And that's why I'm trying to figure out why is that. When we have master meters over there, you know, my thought is I consider that your business.

MR. RADTKA: Well, the master meters were installed for if there was any loss of on, you know, on the other side of it. What was lost between the masters and the individuals the Village would be compensated.

MR. BIGGS: That's right, and that's the way it is now, and since my time anyway we have had discussions after discussions with billing. That's always been an issue, because we're mixing in on the water three master meters, and then however many, you know, residents are in there at the time, and for having a master meter in there. I mean that's just telling me that everything is private, I guess, unless someone can change my mind, that is a business over there. I guess my question is why are we treating it any differently than we would in any of our other rules or regulations that we would have?

MR. RADTKA: Well, I do know in conversations in the past with either hearing my dad talking, I know he was talking and I don't remember if it was Chaffee that was the mayor then or if Arno was the mayor, then back in the 80s when all this came back.

MR. SULLIVAN: Back in the 80s it would have been Arno.

MR. RADTKA: I know my dad was like I want our people to be treated just like every other resident in Lordstown, we don't want them to be looked down upon or treated any different than anybody else, they're still tax paying, you know, they should be, you know, treated the same way. Was that part of the conversation about why they did that, I don't know. Or was it because it was more profitable for the Village to do it the other way or a mixture of both.

MR. BIGGS: I can see that there, but by being private or public, Imperial itself wouldn't make any difference to the residents there. How would that be treated any less?

MR. RADTKA: Well, if we were bulked then going back to the 80s, you know, when all this came about, you got somebody that's got four or five people in their house and somebody that has got one or two, how do you bill them.

MR. BIGGS: Okay, I gotcha. So, it would be that the water would be added to the lot rent to make up the --

MR. RADTKA: Well, back then I mean, there's different mechanisms now but --

MR. BIGGS: Right. Well, we don't know much back, but now. So, I guess instead of making it equal for everybody whether it's one person or ten, whatever, obviously that's not going to be fair, you're definitely going to have problems with that.

MR. RADTKA: Yeah.

MR. BIGGS: Even if it was private, you still have the option of metering it though, correct?

MR. RADTKA: Do we have the option? I mean, there's you know, you know that better than anybody. You know, there's companies out there --

MR. BIGGS: I'm thinking you would.

MR. RADTKA: You know, there's companies out there that do meter services and stuff with that. But with that there's expenses that would make our residents' bill higher than anybody else in the Village for the same amount of water use because now you're introducing another business that, you know -- we can't, we being Imperial, we're not a utility. We can't shut someone's water off if they don't pay their bill; we can't, you know, turn the water off for any kind of collection reason or anything like that. So now you're hiring a third party. So, you know, you guys are you know, the BPA is in business, you know. There's an added cost thereon, so there's another layer that you're going to be passing on.

MR. PETERSON: How are shut offs handled now? If somebody doesn't pay their bill, how do we address that?

MR. BIGGS: We'll get a work order, and when we get them, we contact the park, they come out with us and shut it off at the meter or the pit or both.

MR. PETERSON: Okay.

MR. BIGGS: And it's taken care of.

MR. PETERSON: But we're shutting it off on -- Who owns the shut-off technically?

MR. BIGGS: They do.

MR. PETERSON: It would be you guys who would own the shut-off.

MR. RADTKA: Yeah, either in their -- well, correct me if I'm wrong, so to say or a curb box or, yeah.

MR. BIGGS: I believe every --

MR. PETERSON: Technically they're the ones shutting it off.

MR. RADTKA: 95 percent of the time probably.

MR. COWIE: We're with these guys and they get a picture of what they need, and we actually shut it off.

MR. PETERSON: Yeah, so you're saying in a private company, I'm sorry.

MR. BIGGS: I was just wanting to explain there's a crock that comes up I believe in every one of them that has a shut-off that

comes out of there, then it goes to the meter which would have a shut-off too. A lot of times that doesn't work or they can just get turned back on. But these guys they'll actually do it in the pit, every one of them I believe has one of those on it.

MR. PETERSON: Okay. I didn't know if each trailer has curb stops.

MR. RADTKA: Some of them do, not all of them. When we redo a lot or do sections that we put in, you know, over the past 20-some years they have curb boxes on them.

MR. PETERSON: Okay.

MR. BIGGS: So, with that, I'm not trying to hurt any resident or whatever else, but still, everything is leading towards private because you guys could still meter that without putting it on their lot rent if you will, somehow, some way.

MR. RADTKA: Well, I don't agree with that.

MR. BIGGS: You couldn't do that?

MR. RADTKA: We're not a utility, we're not allowed --

MR. CZECK: Well, I don't understand. I don't know what happened, what transpired, but I understand we go from public system through private lines, we don't own those lines, back to a meter. How does that happen? That should not happen. Should not happen. We don't own those lines in that park; we don't take care of those lines.

MR. RADTKA: Okay.

MR. CZECK: That should not happen.

MR. RADTKA: Okay. How do you do it in any other place?

MR. CZECK: In most other parks --

MR. RADTKA: Well, I know Parks. How do you do it to your house?

MR. CZECK: It comes to the shut-off valve.

MR. RADTKA: No, it comes to the main line, and you got your own private service line that goes to the street.

MR. CZECK: Exactly.

MR. RADTKA: Right.

MR. CZECK: But there's one line, not a 300-line system.

MR. COWIE: But there's 300 homes there.

MR. CZECK: But we don't own that.

MR. RADTKA: But the Village doesn't own your line from your street to the basement.

MR. CZECK: That doesn't seem right to me.

MR. RADTKA: So, it's basically the same thing.

MR. SULLIVAN: Well, I think under law he's jeopardizing his license the way it is today; isn't that correct?

MR. BIGGS: It's a weird situation. If something happens over there, I'm sure they're going to come to me, yes, and yes, we don't own those lines. According to our, you know, rules, whatever else, we would probably have more hydrants back there, even someplace to flush from, and whatnot. We don't have any of that over there. For it to be our private that is what we would require, and there is none of that over there. That's my point. Everything is leading towards private.

MR. RADTKA: There’re hydrants on the main line, Mike, all down along Hallock Young and Pike Drive.

MR. SULLIVAN: So, do you have hydrants throughout the park?

MR. RADTKA: At the north end of the park. At the end of all the roads the Village has all their hydrants, and we have one at the back at the end of one line.

MR. SULLIVAN: Didn't they have a problem the other day with the fire getting enough water?

MR. RADTKA: Not that I saw when I was there. There were five or six different mutual aid vehicles there.

MR. SULLIVAN: Community, yeah, because Lordstown couldn't pump --

MR. RADTKA: They only had two trucks hooked together. So, they had at least four trucks sitting there they didn't use any water off of.

MR. PETERSON: To clarify, there are no fire hydrants that a fire truck can hook into within the park. On the main drag there is, but once you get off the main drag --

MR. RADTKA: They have before. They've stretched a line from the hydrants up to the street.

MR. PETERSON: From the main drag, yeah.

MR. RADTKA: Yeah, but we have had two fires this year and haven't had another one in 40 years. Just, you know, one of them things. But there are hydrants in the park that's accessible.

MR. SULLIVAN: Were most people all right the other day?

MR. RADTKA: One's still in the hospital on a vent and not looking good for her.

MR. SULLIVAN: Really.

MR. RADTKA: Yeah. She's at Akron in the burn unit. They life-flighted her from St. E's to Akron that night.

MR. SULLIVAN: But you know, it was the same problem he's talking about with the water, and I didn't have anything to do with the water. But when we put --

MR. RADTKA: None of us did here.

MR. SULLIVAN: Pardon me?

MR. RADTKA: None of us did here.

MR. SULLIVAN: But when the sewer came in and it was time to fire it up, there was a problem because your dad wanted it one way, and the Village wanted it the other way. You know, the Village wanted one line.

MR. RADTKA: The Village wanted what?

MR. SULLIVAN: One line going in where they didn't have to meter each trailer.

MR. RADTKA: There is only one line coming in, Mike.

MR. SULLIVAN: Pardon me?

MR. RADTKA: There is only one line coming into the park from the sewer.

MR. SULLIVAN: Yeah. But then how do you charge for the sewer?

MR. RADTKA: You guys charge off the water meters.

MR. COWIE: Then there's a flow meter you finally got installed and it's at the end of the line, and for any I&I that passes through it above the water consumption we pay for that.

MR. SULLIVAN: All I know is there was an issue, and I'm sure we could get Mike here to clarify exactly what it was. But he finally agreed with your dad, and we got the thing running.

MR. RADTKA: I don't know what you're referring to there, Mike, because I was involved in all that. That was back in '14. We hooked it in July of '14, and the Village came to us in a rushed hurry because that's when the County was pushing against Lordstown, and the talk was well they were going to try to say that we were in the amended Meander sewer district and not let us tie into the east side sanitary.

MR. SULLIVAN: Yeah. In fact, I think there was a lawsuit on that.

MR. RADTKA: There was, between the Village and the County.

MR. SULLIVAN: Right.

MR. RADTKA: The Village came to us saying hey, would you guys expedite hooking up to our system because it would be harder for Trumbull County and Lordstown thought that they'd have a better case or better standing than saying hey, they're already hooked to us so you're going to make Imperial disconnect and go to Trumbull County sanitary sewer when they're already up and they're already our customer. So that's how that whole thing got expedited for us to hook on quickly as we could to the east side, and that was in July of '14.

MR. SULLIVAN: Yeah.

MR. CZECK: So, what's your goal here? I don't want to sit here all night talking about this, that and the other thing.

MR. PETERSON: I mean, I believe the Board is looking at, I mean, making this a master meter, correct? Is that what you guys are feeling? I mean, Darren?

MR. BIGGS: That's my view. I wanted feedback to confirm that I was on the right track. Everything over there points to it being private.

MR. PETERSON: Your guys' issue is, just clarifying the issues, is the residents there would pay more for water at the end of the day because you will have to put the administrative fees on top of that.

MR. RADTKA: It would be water and sewer.

MR. PETERSON: Correct, and currently you bill off the water meter for the sewer for each individual home, correct?

MS. SLUSARCZYK: Uh-huh.

MR. RADTKA: Currently right now everybody is billed, from my understanding, just like anybody sitting here is. You know, you're billed off the water meter for water and/or sewer.

MR. PETERSON: Darren, correct me if I'm wrong, any time your staff goes out there somebody from Imperial has to go with you, correct?

MR. BIGGS: Yes.

MR. PETERSON: That's currently how we have it set up.

MR. BIGGS: Uh-huh.

MR. PETERSON: Because legally they have access, we do not.

MR. BIGGS: It's been always that way, and if we run into problems, at least they're there or they can talk to the residents there or whatever else. It totally works out. I don't know if anything is actually written down, it could be.

MS. SLUSARCZYK: There were communications about access under the homes years ago between the attorneys, and then even Bruce Platt felt it was a confined space underneath a trailer, so he had a separate issue with that as well. So, my experience with that is I know I went back and I found the document saying that Imperial will assist with the meters under the home or that was an understanding or something. I don't want to say like a judge ruled, but between the attorneys, the documents, that that's how it had to happen.

MR. RADTKA: I don't remember if anything was ever, you know, drafted back --

MS. SLUSARCZYK: I'm not saying it was agreed to, but I definitely have those communications upstairs.

MR. PETERSON: I did read those. It's been a couple months, maybe six months, since I read the communication, but I know there was communication. I think it was 90s and early 2000s if I remember correctly.

MS. SLUSARCZYK: I couldn't tell you. Too many dates.

MR. SULLIVAN: I think there was also an issue, probably every third meeting we have to you know, you request us to take something off the bill because somebody had left the property and it's shut off but you were still paying.

MR. RADTKA: You're saying every third BPA meeting we're over here requesting? I find that hard to believe every third meeting.

MR. PETERSON: It's not every third meeting; but it's probably once every four or five months, Stanley.

MR. CZECK: At some point that will get corrected.

MR. SULLIVAN: Doesn't that create a problem for you, Cindy?

MS. SLUSARCZYK: It's the way you have your rules structured is if they do the shut off and it stops the bill from escalating at the end of the month that it's due, it's the same rule for everybody, the bill can be maintained. However, if we shut them off and they're not there and that minimum bill keeps growing and growing and growing and growing it exceeds the deposit, then they do come in because they want to transfer accounts to a new tenant, you know, maybe that person left or skipped out or whatever the issue was. It's the same issue that I would have that they're having most likely, and then we have this bill that needs to be paid because I have to have a zero balance on the account before you can transfer an account. So, it does happen. It happens more frequently in Imperial than other places because I can assess the property taxes on a home. But I only assess property taxes maybe once every three years, if that, and the last one was the house was literally abandoned and then torn down, so, when that property sells, we will get paid for that.

MR. SULLIVAN: Well, and we have had an issue too where somebody had left and that keeps growing; then somebody else wants to come in, they buy the trailer, but they can't turn on the water because --

MS. SLUSARCZYK: Right.

MR. RADTKA: Why haven't you guys ever executed any other means of trying to go after people, you know, through collection or any other means?

MR. PETERSON: I can answer that one.

MR. RADTKA: Yeah. Is it that --

MR. PETERSON: Because I looked into it. So, the expense of trying to run through collections for a small public utility is not worth it. The only recourse a public utility has is assess property taxes. Because I have the same issue where I work that we assess property taxes. Now the mobile home park that I have in my community actually has a bulk meter.

MR. RADTKA: Sure.

MR. PETERSON: It has a bulk meter, and they actually just installed meters because they have issues with leaks and try to take what the park's doing on the meters based on what their master meeting and noticing the huge difference, and we're trying to pinpoint that leak for them, we're trying to help them. But to hire a collections company for a small utility you don't recoup enough money, it's not worth it financially.

MR. SULLIVAN: But could we say it's private and give them the meters?

MS. SLUSARCZYK: That's a legal question for Matt, because I don't like it when he scraps them. I mean, we have to log and acknowledge the scraping of the things. I don't know how you would give away everything that we have we sell, you know, on GovDeals, you know, or I don't think or I don't know what you could do.

MR. PETERSON: So, what you're saying is if we left the meters in place that we currently have --

MR. SULLIVAN: Correct.

MR. PETERSON: All they would have to do is get the software?

MR. SULLIVAN: Yeah.

MR. PETERSON: They probably wouldn't even have to do the drive by. Do you have to drive through the park, Darren?

MR. BIGGS: We do it special over there because we have master meters too. So, when we go and do that round, we get in there, I have got to have everybody there that morning because if we get any kind of miss reading or any problems, we must go right then and check out what it is reading on there. I mean we must actually see it, and we must get all the readings, we must get all that because we must compare timewise.

MR. PETERSON: Apples to apples.

MR. BIGGS: It's another special case that we have to do over there. So yes, we still drive; but we also have to look at some meters because we can't read them all.

MR. SULLIVAN: We could give them, if we made an agreement, we couldn't agree to turn the meters over to them?

MR. PETERSON: That would be a question for Matt.

MS. SLUSARCZYK: You would have to ask Matt.

MR. PETERSON: Yeah, that would be a question for Matt.

MR. RADTKA: What good would the meters do me?

MR. SULLIVAN: The ones on each trailer.

MR. RADTKA: I'm not a utility, Mike. I'm not a public utility.

MR. PETERSON: You could bill the residents. Other parks do it too, yeah. You're allowed to bill the residents.

MR. RADTKA: But I'm not allowed to shut off for lack of payment.

MR. PETERSON: I don't know, I would have to look that up.

MR. RADTKA: I do know that.

MR. PETERSON: That part I don't know if you're actually allowed to physically shut them off.

MR. RADTKA: No.

MR. SULLIVAN: Before the Village went in there you were doing it.

MR. RADTKA: No, we weren't.

MR. PETERSON: No, they were adding the cost of water.

MR. RADTKA: We were on well water.

MR. SULLIVAN: That's what I'm saying, they could do that now.

MR. PETERSON: Correct me if I'm wrong, you might not even know the answer to this. I'm assuming that when you were on well water you just added that to the pad rent. You took a general number of this is what it costs me to run the water system.

MR. RADTKA: Same way with the sewer and it just, you know --

MR. PETERSON: Same things you guys did with the sewer.

MR. RADTKA: No removal, everything is just part of it. But there's no metering in anyone's individual home, it was just, you know --

MR. PETERSON: So, when the residents connected to sewer, because you would be familiar with that, did they get a discount on your guys' end and then get a sewer bill; or how did that work on your guys' end?

MR. RADTKA: We just didn't raise the rent for a number of years so the people --

MR. PETERSON: So, they realized it as a savings at the end of the day?

MR. RADTKA: Yes. Yep. Just trying to be fair to the people, you know.

MR. PETERSON: So, I guess --

MR. RADTKA: Keep their rates down.

MR. PETERSON: I guess my question is are we allowed to shut them off because it's private property. I assume we are because there's an agreement; but I guess that's a question for Matt also, you know what I mean. Technically they're shutting a private valve. I don't know how that works.

MS. SLUSARCZYK: Well, technically they're shutting the private valve.

MR. RADTKA: The way it's been we're technically --

MR. BIGGS: They're shutting it off.

MR. PETERSON: Technically they're acting as the utility.

MR. BIGGS: Yeah, I guess technically.

MR. PETERSON: I'm going to have a lot of questions for Matt. Do you guys do annual flushing of the system?

MR. RADTKA: What's that?

MR. PETERSON: Do you guys do any kind of annual flushing in your guys' system?

MR. RADTKA: No, we do not.

MR. PETERSON: Yeah, I know.

MR. CZECK: This is just going to go around in circles is what you're going to do.

MR. PETERSON: I'm so hypothetical, go ahead.

MR. COWIE: Let us ask, I mean, this is the whole issue. I mean, out of all these agreements this is the issue?

MR. PETERSON: Darren.

MR. COWIE: That's your issue, you want to go to master metering?

MR. BIGGS: I think we should.

MR. COWIE: Okay. That's it with all these agreements? Forty years of continuous services from you guys, no problems from billings went okay, we've always been in agreements with this contract, you never had a problem with us over there. And now after 40 years of this and you're in the business of selling water, Mike. That's what you do to people, and that's what you're doing over there. But --

MR. SULLIVAN: Well, but you said there's no problem. We just gave you a ton of money for --

MR. COWIE: You didn't give us any money. How did you give us money?

MR. SULLIVAN: We did it just too --

MR. COWIE: How did you give us money?

MR. SULLIVAN: We showed, what was the bill, Cindy?

MR. COWIE: Are you talking about the sewer agreement? Is that what you're talking about?

MR. SULLIVAN: I'm talking about just recently.

MR. PETERSON: The settlement.

MR. COWIE: This was a settlement.

MR. SULLIVAN: Yes. But you're saying there wasn't a problem.

MR. COWIE: Well, the problem was you didn't install the flow meter within the year of the contract that you said. You kicked it down the road for seven or more years.

MR. SULLIVAN: You showed nothing that we overbilled you.

MR. COWIE: I'm the only one that showed anything.

MR. PETERSON: We're not going to solve anything.

MR. CZECK: That's history.

MR. COWIE: That's history, but he brought it up.

MR. SULLIVAN: But you said we never had a problem.

MR. COWIE: The problem was you did not install your meter when you were supposed to with the contract.

MR. PETERSON: Here's my first question to you guys, I guess. If we amended the agreement to you guys would pay -- because I know a major issue is unpaid bills, correct, Cindy? That's the biggest issue on your end?

MS. SLUSARCZYK: That is an issue. I think the biggest issue is the complaints about water quality, and we don't have the ability to flush. You get customers that call and say their lines and their meters are full of sediment, their lines are dirty, it's flooding out back and my water's brown. We can do nothing with water quality.

MR. PETERSON: We can do nothing with water quality.

MS. SLUSARCZYK: And you know that the Ohio E.P.A. special process for water quality issues color, odor, smell, taste, anything it's a stop it and do it when we cannot resolve any of those issues.

MR. PETERSON: I know in some of the stuff I've read there was and you guys might not even know this; there was an agreement you guys were going to put some flush rights in.

MR. RADTKA: We had a conversation years ago and was that when Bruce and Mike were still working here?

MR. COWIE: Chaffee came to the office.

MR. RADTKA: Was it Chaffee? There were some concerns, and we sat down, and were having a conversation, and it just went off the rails into fine spacing and tripods and detectors for CO2. It just went off the rails into a bunch of nonsense and it just kind of died. It just fizzled out, nothing, you know. And we did have a conversation of, you know, during that could we put in some sample taps or flow, you know, locations; and it wasn't that we were, you know, for it or against it, but it was just the conversation, you know.

MR. PETERSON: Just never --

MR. RADTKA: It never went nowhere.

MR. PETERSON: Never went nowhere.

MR. RADTKA: Is it a possibility that we can do that, you know, we can discuss that?

MR. PETERSON: I guess I'll ask the question. Would you guys be willing to put on flush sites around the park?

MR. RADTKA: We would need to know what we need to do and where and whatnot. If it's that big of a problem and we've had sediment issues and dark waters and whatever else this is the first

we're hearing of it. If it's that big of an issue.

MR. PETERSON: Do we communicate with Imperial when we get them kind of calls?

MR. COWIE: There was a time when we had a sediment issue. That was with Meander, they explained the way they treated their water out there because there were lime deposits coming through, and that was a couple of years back. We didn't know there were issues since that time period when they changed, you know, whatever they did to, you know, to their water to treat it.

MR. PETERSON: If you guys do a repair in an area and have to shut off water, is there Bac-T's run?

MS. SLUSARCZYK: That was another thing that Karen Jones asked me to track. We would have residents call and say, "I don't have water," and we didn't shut the water down. There were repairs being done in the park that we were unaware of. So, we were asked to track those. That's all I'm hearing in the office, all I can say that's what was reported to me and that that happened. I do believe they were asked if you are working on the line or not working on the line that they call and work that out together. I don't know what their process is, all I can say is that was a tracking thing that Karen wanted to initiate when she was on the Board.

MR. PETERSON: Yeah. What is the E.P.A. rule if 100 people or ten percent of the Village, whatever is lower, correct Darren?

MR. BIGGS: I don't remember what was lower, but yeah.

MR. PETERSON: It's 100 people who were affected by water, a boil order must be issued, a Bac-T has to be done, and he has a report he has to file.

MR. COWIE: Chris, I don't remember when Karen was back, that's been a while.

MS. SLUSARCZYK: Uh-huh.

MR. COWIE: But I can recall us having one break, you know, in recent years, maybe the last five to ten years, where we did contact Darren, and he was there and some of his guys. Why you weren't there also because, I mean, it was on Dove Drive there between two places. We had it opened up, so we could see where the leak was. They were there when we repaired it and put it back in because they shut it down while we did the repair, and they didn't even completely shut it down, there was a minimum flow still there because we put the compression, you know --

MR. PETERSON: The rule is 20 PSI, you have to stay above 20 PSI. But the issue is --

MR. COWIE: We do contact you guys.

MR. PETERSON: If Darren got questioned on the 20 PSI, unless you have a pressure gauge on it, they're going to treat it as you went down.

MR. BIGGS: Yeah.

MR. PETERSON: That's one of the questions on the report you do.

MR. BIGGS: They should. That was part of my thing. By all of our rules, meaning our rules, E.P.A. rules and whatever else, I don't have that authority in there.

MR. PETERSON: Correct.

MR. BIGGS: That's why everything leads to private over there, and where would I even take any tests from?

MR. PETERSON: You have to take it from inside the home.

MR. BIGGS: That's what I'm saying, it's a whole different

situation. That's why I was wondering what am I missing because of everything I see over there. Now going back to what you had said, Tom, 40 years no problems, whatever, I'm not disagreeing with that. But that doesn't mean that it was done right to begin with. Okay, that's where I'm at, and things change. So, for me, that's why I wanted you guys' side of it because everything I have down here leads towards private, private, private, private, private, or a problem on your end which is basically your business. We're coming inside your business that we don't do anybody else these favors for and I'm asking why, especially when I don't have control in there. That's why I'm bringing all this up, and I wanted to make sure I wasn't missing anything.

MR. RADTKA: Well like I said, I can't speak for what was negotiated 45 years ago now, but you know, at one time the Village needed the revenue. They put a new system in; they spent millions on top of millions of dollars to run utilities through the Village. They were looking for revenue. So, looking at it as a business sense, why would you not try to, you know, encumber as much return as you can. So that's why you wanted individual meters, makes sense. I can't speak about the conversations because I wasn't there, but you know, being in business, why would you not try to accumulate as much as you can as quickly as you can to get your pay back.

MR. BIGGS: Back then I could see that that would make perfect sense. Where we are now would we lose a little bit on their end, I believe so, but now we're saving on time because we won't have to deal with that, we won't have to deal with any individual meters, we won't have to deal with losing anything because we can't put a lien on the place, you know. No driving around over there, you know, doing all that stuff. So, we're on a safety part of it. So, I mean, we're saving in other ways that maybe isn't money-wise either. Just because we can't get in there to do some of the things that, you know, we do elsewhere, you know, I tried to think do we have another place like Imperial that we treat the same. You know, the closest I could come is the Arbors up here. They have a master meter; they don't bill individually. Commerce Center, they have all those businesses in there, they have two master meters, we don't bill anything in there. I couldn't think of one place that we treat like we treat Imperial.

MR. RADTKA: Well, no, and you don't treat Imperial as you do General Motors, or TEC, or LEC, or Ultium. I mean there's a difference; everybody is a little bit different. Everybody is not just a cookie cutter; everybody is not exactly the same. You know that, Darren.

MR. BIGGS: I do. That's why I wanted your opinion.

MR. RADTKA: But it's still not the same. Same way with the gas company and the electric company and, you know, everything is different in different locations. So, I can agree to that.

MR. BIGGS: I'm with you on that.

MR. RADTKA: Everything is different.

MR. BIGGS: Let's just say the Commerce Center came to us and said because that's all their land over there, zoning has nothing to do with that, we have nothing to do with that, same with Imperial. Why is this I'm not real sure. But if they come to us and say hey, you put in meters in every one of these buildings in here and you bill, what would you guys think about that. Or the --

MR. PETERSON: I would say no.

MR. BIGGS: Or the apartments. That's what I'm saying exactly. That's what I'm trying to picture why your business is being

treated on both ends. That's what I'm trying to make sense out of this, and everything that I'm coming up with is coming up on the private side.

MR. RADTKA: The reason why is because the Board at this point in time and Imperial people that were in place at that time apparently came to an agreement and agreed to do it that way.

MR. PETERSON: I guess my --

MR. RADTKA: So, the Board must have agreed. It wasn't just Imperial imposing hey, you're going to do it this way because the Board and the Village approached Imperial. So that's what was agreed upon.

MR. PETERSON: I guess my biggest thing is the E.P.A. regulations that we must follow didn't exist back then, vs what we must follow today, water quality or, you know, the pressurization issue, or something he doesn't have the authority. I'm not saying there is no way to write it into the contract to give him that authority, I don't know the answers without asking Matt. Mike.

MR. SULLIVAN: Could we find another park in Trumbull or Mahoning that does it that way?

MR. PETERSON: I cannot find a park, and I did call around.

MS. SLUSARCZYK: Yeah. Unfortunately, when I first started here, Chet Phillips tasked me with that, said you call every park around here and ask them, because they talked about the agreement in 2007. It's like I knew nothing about the agreement or, you know, to understand that. So, he had made me call I bet you 25, 30 different places, and none of them are metered and billed individually.

MR. SULLIVAN: They're on one separate meter.

MR. PETERSON: I'm not saying they don't exist in the State of Ohio. I just couldn't find any.

MS. SLUSARCZYK: We only did Mahoning and Trumbull County really, and that was my surprise was like I didn't know there was that many mobile home parks to begin with.

MR. PETERSON: There's a lot.

MS. SLUSARCZYK: There really is.

MR. RADTKA: So, getting back to your question, Chris, about these flush hydrants or sample taps or whatever you want to call them, that would alleviate this whole issue for you guys?

MR. BIGGS: No.

MR. PETERSON: Okay. What else?

MR. BIGGS: That's a big part, but as far as I'm concerned, no.

MR. PETERSON: What else would alleviate your issues?

MR. BIGGS: Well, what I'm hearing now that, you know, one of the problems would be whether they have the authority to bill and shut off. That was different for me, we need to find out about that because --

MR. RADTKA: What do we have the ability --

MR. BIGGS: We need to find out if you could. I didn't realize that you wouldn't be able to or that would be one of the reasons why, you know, if they don't have that then you know this might be --

MS. SLUSARCZYK: Wouldn't that be --

MR. BIGGS: -- like further --

MS. SLUSARCZYK: -- like a campground when they bill for electricity and water and stuff like that, they bill for it?

MR. RADTKA: Nope.

MR. PETERSON: No, that's not how they bill. They base it into the rent. Yeah. They don't individually bill that I know of.

MS. SLUSARCZYK: I think Bayshore does.

MR. RADTKA: Bayshore has permanent sites. They have permanent electric meters that they put in at Bayshore. But their water and sewer and everything else are just included in their seasonal charge.

MR. PETERSON: Charge, yeah.

MR. RADTKA: I'm familiar with Bayshore, the owner. But no, to answer your question, us as Imperial cannot --

MR. BIGGS: I'm with you there.

MR. RADTKA: -- run a utility service. Now there's companies out there that provide those services, but we can't do it as Imperial.

MR. CZECK: You could include it in your rent.

MR. RADTKA: If you just wanted to, you know --

MR. CZECK: You can't say you can't do it; you could do it, you could say --

MR. RADTKA: You can't do it fairly.

MR. CZECK: Your water is provided, and your sewer is provided.

MR. RADTKA: You can't do it fairly.

MR. CZECK: Well, nothing is fair in life.

MR. SULLIVAN: What do you mean?

MR. RADTKA: Mike, if you lived over there by yourself, okay, and I get --

MR. SULLIVAN: I use little water.

MR. RADTKA: How could I charge you differently than Chris if he's got five in his family?

MR. SULLIVAN: But apparently you did before we ran the water and the sewer.

MR. RADTKA: We weren't being charged for the water and sewer back then. We had our own systems.

MR. SULLIVAN: Well, but it cost you.

MR. RADTKA: It cost me $1,000 a month to run my sewer plant back in the day. It was cheap. You divide 1,000 by 300 people a month.

MR. BIGGS: Ron, so one of the things with that is the way you would avoid that is meter each one individually just like we do.

MR. RADTKA: Say that again.

MR. BIGGS: Instead of putting it bulk, because I agree with that ten people/one person, how are you going to do that?

MR. RADTKA: Sure, yeah.

MR. BIGGS: You'd meter it just like we do; and then you could bill accordingly on that one person or ten-person family, correct?

MR. SULLIVAN: That's why I asked that.

MR. RADTKA: That's what I'm saying, we can't. There are companies out there that provide those services.

MR. BIGGS: However, it works out whether you hire somebody or you do it --

MR. RADTKA: We can't do it. We would have to hire an outside service.

MR. BIGGS: You would hire them, that's what I mean by you.

MR. RADTKA: Yes.

MR. BIGGS: So, there is a way to be fair for the residents.

MR. RADTKA: There's a way to meter their water to where they would be billed for their usage. But the time you add the cost that these metering services charge you, the residents' rate, the residents' water is going to cost more than what it would initially like it does now with you guys charging them because they charge a flat rate per month. They don't care if there's ten people in that house or there's one. You're charged per account X, so X plus your water usage.

MS. SLUSARCZYK: Well, we do the same with the sanitary sewer whether we bill one person in the home, and they use one, 3,000 or 9,000 it's still the same, it's a flat rate charge up to 9,000 gallons. So, what I was trying to think is based on our flat minimum bill, you know, that's $60 just for sanitary sewer and then, you know, another $20-some for water, $75, $25 a month, what would that cost times the amount of homes? What would it cost for them to do it that way? I don't know the figures that they have from this other company, but you could argue it's not fair the way we do it either because you're paying for 9,000 gallons no matter what. So, the single person is paying more whether he used it or not.

MR. PETERSON: So, this is just me asking, and these guys can say no absolutely. If we were to discount the water to make it even at the end of the day, would you guys be open to that? So, we give you a per set bulk rate, you know, your company charges, and we keep the water rates roughly the same as we do throughout the Village and we bill off the three meters.

MR. RADTKA: I mean, you know, it's me and Tom at different trade shows and stuff, we've seen these companies out there. We've never sat down and had hard line conversations with them to find out exactly, you know, what they're going to you know, what the charges would be today. We just know that there's you know, there is a monthly fee that they charge, you know, for the service. Then when they charge, you know, for just like you guys for non-payment and turn-ons and that kind of stuff, you know. So, they're just like you guys, you know, but there's a cost. But I don't know what that cost is, Chris, if it would -- if it's --

MR. PETERSON: It could be or would be a thousand a month, or it could be $10,000 a month. You don't know that X-factor.

MR. RADTKA: I don't know that, right. I don't know that.

MR. PETERSON: Would that be something you guys were --

MR. CZECK: Between three and eight dollars a month per unit, that outside company will do all the meters and billing.

MR. PETERSON: Did you just look it up?

MR. CZECK: Uh-huh. So, it would go from three to eight. So, it could be nine dollars a month or it could be, you know, depending on how you bill too. But anyhow, yeah. So, you know, I'm sure we can make compensation of a reduced rate to compensate for the time that we wouldn't have, and then it would probably come out a wash or maybe in your favor or your residents' favor.

MR. SULLIVAN: Well, I think at this point if you're willing to take a look at that you check with whatever companies and get some kind of an idea what it would cost you to do that, and we take a look and see if we can legally give them the meters and --

MR. PETERSON: Well, the biggest expense is going to be the meters for them. I'm not sure even if you gave them the meters, that doesn't mean the billing company that they choose can use those

meters. They have their own meters.

MR. RADTKA: Correct.

MR. CZECK: They probably have a newer system.

MR. PETERSON: Because they do not have someone come out on site. They have a collector to get them electronic like. I could be wrong, but I assume that's how they are doing that. Probably a cellular meter and getting the read off of that.

MR. RADTKA: So, on top of those three to eight dollars you said there Stanley, there would be a fee of, you know, installing meters.

MR. PETERSON: Correct.

MR. RADTKA: Because whatever, you know, the odds could they use the same meters as you guys. I don't know, maybe. But if they don't you would have the cost there, you know.

MR. CZECK: Well, that one company that was here for --

MR. PETERSON: Metronic.

MR. CZECK: The newer style, they just change the top. They don't change the whole meter unless it's an old meter. But if it's a newer variety of meters, they just put a new unit on that does the reading, that's all they have to do.

MR. PETERSON: Is that correct, Darren?

MR. BIGGS: That should be correct.

MR. PETERSON: Most of the meters over there are new.

MR. BIGGS: They should all go on there. I would like to know how much that was, and I brought that up before because you would have to find somebody. But you know, I wasn't going to go out and find somebody for you, you know. But even with that, the way I see it is the cost of doing business anyhow so --

MR. RADTKA: Cost of business anyhow for who?

MR. BIGGS: For you.

MR. RADTKA: For us.

MR. BIGGS: I was going back to the reasons; everything is leading towards private. That still would be a cost of doing business. I don't know how --

MR. RADTKA: The problem I have with that Darren, I hear it all the time, well that's the cost of doing business, that's the cost of doing business. Well really, that's a bunch of crap because when that's said, you know, you guys are always like well, you guys want to run on zero balance, you guys want to be made whole on everything and/or you won't turn the water back on. But it's always thrown out to everybody else, it's the cost of doing business. Everybody is in business; everybody makes profit or has losses once in a while. The gas company, cable company, electric company, it's just the cost of doing business. So, you know, it goes both ways on both sides.

MR. BIGGS: The only thing I'm saying about that, Ron, is I'm considering your business. Am I wrong?

MR. RADTKA: Yeah, sure it's our business.

MR. BIGGS: Okay.

MR. RADTKA: Yeah.

MR. BIGGS: That was my point in that. I mean, if there's cost of doing stuff for your business --

MR. RADTKA: But it just seems like the Village needed us whenever they needed us, but now they don't need us; and you know, if it costs more for our residents and whatever, it is what it is.

MR. PETERSON: I'm never going to say --

MR. SULLIVAN: That's not true, Ron. We've really tried

to work well with the park.

MR. RADTKA: And we've worked well with you guys, Mike, for all those years. They don't come into our place without one of us being there, and to be honest we do the work. We do their work, Mike. They stand there and they watch us. The majority of them stand there smoking, and watch us, if we want to be truthful about it. There will be two or three coming in a truck and there's two or three standing there watching Tom, me or Pace doing it. We'll air it all out.

MR. BIGGS: As long as we did that here recently, he is correct with that, before we used to do it. But then we had residents complaining over there because they're obviously mad, we'd have his employees complaining because we're being unprofessional. Now we require someone from there to do it, be there and do that. So yes, there's new guys so there probably will be two there. These are some of the things we run into. Some of the things they're under the deck, we can't even get to them. Sometimes there's wires laying down in there, you know, it's dangerous there. I mean, some things are just bad, and we need them for that. If we're going to get complaints from every resident over there because they're already mad when we have to turn them off. Then I have got to hear the employees over there complaining about it. Yeah, yes, absolutely I'm going to tell the guys they're to do that. Their pit, we're not touching it. I made that call.

MR. SULLIVAN: But you still have to be there.

MR. BIGGS: We have the work order; they're still billing through us.

MR. PETERSON: Yes, you're the utility. You have to be there. But Imperial is the owner of the stuff, so they have to turn the valve. That does make sense to me.

MR. BIGGS: We don't run into any problems that I keep hearing from in every direction.

MR. PETERSON: I don't turn the inside valve on the house; I make the customer do it because it's their stuff. If I break it, I'm responsible. So that part I do get.

MR. RADTKA: We never denied help or assistance from the Village once.

MR. PETERSON: Yeah.

MR. RADTKA: We may have said hey, can you come over half hour later or something, we might have been into something; but a majority of the time it's just like hey, we're on the way or we're here, can you come down. And 95 percent of the time we don't even get notice more than five or ten minutes out, and we drop what we're doing and run and help them.

MR. PETERSON: For shut-offs or for --

MR. RADTKA: For anything.

MR. PETERSON: I understand emergency, but for shut offs you give them a heads up?

MR. BIGGS: We normally get them and we call and they're responsive. I'm busy and like he said, he's correct they give us five minutes or Tom, I'll have somebody there to meet you.

MR. COWIE: We'll meet you in 5 to 15 minutes.

MR. BIGGS: We did the shutoffs that morning, we get all that and we call; and normally they're on top of that.

MR. PETERSON: That we can fix, we understand that. We should call them the day before.

MS. SLUSARCZYK: Shut offs are standard on the last Wednesday of the month except for Christmas.

MR. COWIE: We work well with your crew. Any of those guys that call us, we go if we're not tied up with something, you know. It works well.

MR. BIGGS: I agree with you, Tom. Never had a problem with your crew or you guys, never. That has nothing to do with any of this, no. Never been an issue. So, I just wanted to address since Ron said, you know, they do all the work anyhow. But again, I think you should be anyhow so --

MR. PETERSON: So, I guess why don't we start here, and you guys can disagree with me. You guys look into it and see what it would cost to go in that direction. I have a list of questions to talk to Matt about; you know what I mean.

MR. SULLIVAN: See if we can go with a bulk rate where we would kind of balance the thing out.

MR. PETERSON: There are some questions and Darren, I'll sit down with you and go over what I have E.P.A.-wise to make sure, you know what I mean, we're staying in compliance with that, and we'll share it with you and maybe set up a meeting with them. How long do you guys think? That's going to take some time. In the next two weeks I'm out.

MR. CZECK: It will be a couple of months.

MR. PETERSON: Two months from now, does that give you guys enough time?

MR. RADTKA: Two weeks?

MR. PETERSON: The next two weeks I'm out.

MR. RADTKA: Two weeks ain't going to do it. Yeah, a couple months.

MR. PETERSON: If you guys are still waiting on stuff to get back, we can wait longer. The agreement's been in place for 40 years, we're good.

MR. RADTKA: I don't know where these companies are at. They might not be in the area.

MR. PETERSON: They may say we'll get to you in a month. Just as long as we keep the line of communications open between both of us in the meantime. Darren, it's business as usual, you know, how we've been doing everything.

MR. BIGGS: Yeah.

MR. PETERSON: No business with how business usually has been going currently, correct?

MR. BIGGS: There's always something, but it just goes off of the private and public being mixed in there, there's things that happen and that's why I'd like to iron all this out. Things that understandably they may do or not to avoid a problem. Nobody is at home, no electricity and whatever else, hey I pulled this meter out, so it doesn’t freeze and nothing, you know, freezes in the home or whatever else makes sense. Do they have the authority to pull the meter out though? I mean, these are the little things that I get caught up in that I have rules to follow, and it makes absolutely perfect sense to do that. But yet I can't do that because we didn't get a homeowner saying hey, turn off my water.

MR. PETERSON: Correct, yeah.

MR. BIGGS: So, all these little things and they're not major and, you know, they might be correct, but not on my end. So, I never know how to handle those things.

MR. SULLIVAN: Well, and it's not a big thing but with Cindy, there's somebody that leaves the park and we're continually charging them, then we have to come back and forgive it. I believe

the auditor isn't real happy with that. Isn't that correct?

MS. SLUSARCZYK: The auditor isn't happy. When you do a credit or you write it off, they want to know the exception. Not this last audit but it was probably two audits ago, they questioned if the preference for the shutoffs or the decrease in the bills was related to a Councilman's position, and I told them I did not believe so. So that put me in an awkward position and I didn't like it. But it was asked. So that conflict is there.

MR. SULLIVAN: I was just wondering if there was a way to fix that?

MR. PETERSON: Council doesn't have the authority to forgive, that's on us.

MR. RADTKA: The BPA is the elected board.

MS. SLUSARCZYK: The Board of Public Affairs is put into place, and Council is not to influence the Board on their decision. That's why they create a board. So, the elected body cannot influence the Board of Public Affairs, it's the O.R.C. They wanted to know if that influence existed in this situation.

MR. PETERSON: So, they just asked a question.

MS. SLUSARCZYK: That's why I said no. I don't feel so, now you know, is there any relationship between this member, this Board member, and this you know, and it's like I don't know. I live here but I don't know who his second cousin is or his third cousin or just because they're neighbors. It's like those are real questions, and you know it went back to when, you know, Kevin Campbell was on the Board. Is there any relationship between him and the park? They're neighbors. You know what, how do you answer that. So, they look for that, they ask that; and that's their job, I get it. But then --

MR. PETERSON: Yeah.

MR. RADTKA: We get that in any small town, you know.

MR. PETERSON: Probably.

MS. SLUSARCZYK: Then, and the smaller the more. That's like I said, I don't know who he's related to. I know his sisters and his parents to a certain level but --

MR. PETERSON: The way we're currently running right now, do you guys have any issues? Are there any issues you have on your end? I asked Darren, I wanted to ask you guys too to be fair.

MR. COWIE: No. If this is where you're at, I mean, this is your issue. We're even talking about --

MR. PETERSON: I guess the day-to-day, you know what I mean.

MR. COWIE: No, the day-to-day is, as we talked, worked well.

MR. PETERSON: Is working.

MR. COWIE: They call, we respond. It's not a burden, I mean it really isn't, because I feel personally that we should be there when they're there.

MR. PETERSON: Uh-huh, I don't disagree with that.

MR. COWIE: That's how I feel personally, whoever is there to be with him because we're the go- between between the customer and you guys.

MR. CZECK: Well whatever happens, the intent is not to raise the fees for your residents.

MR. PETERSON: Correct, yeah.

MR. CZECK: Plain and simple.

MR. PETERSON: I personally do not want to raise the fee to your residents either.

MR. RADTKA: That's how it was set up originally, Stanley, that, you know, my dad didn't want the people in the park to be treated or looked at or --

MR. CZECK: No, shouldn't be.

MR. RADTKA: Any different than anybody else and why should it cost them more to get the same service as anybody else in town just because of where they live.

MR. SULLIVAN: You know, after we put the sewers in, we metered the park, I don't know if I was running for mayor or Council or whatever; but I'm thinking when I go over there oh, these people are going to be really happy because we put these sewers in for them. They were mad.

MS. SLUSARCZYK: Hello, try collecting the deposits for them. I was at the park, and they weren't happy about having to pay the deposit. Then you put me in their territory. I was like oh, wow.

MR. RADTKA: Yeah. Don't be mistaken, if it comes to it and it costs the people in the park more for what they've been receiving for 40 years, you're going to hear it again, Mike.

MR. PETERSON: Yeah, no, and that's personally not my intention. I know it's not.

MR. SULLIVAN: Like I said, if we could balance that off somehow, you know, with a bulk water rate or whatever we could do.

MR. COWIE: So, Chris, to be clear, we're not talking about anything about any contracts or any more this is the only issue.

MR. CZECK: As far as I understand, yes.

MR. SULLIVAN: Well, Darren --

MR. COWIE: That's what you're telling us. I mean, we're not talking about any contracts anymore.

MR. BIGGS: As far as the contracts go no. I believe this whole thing stemmed because of the water side; and the wastewater side we just took care of. I mean it's not just them now anyhow, everything should be good with that, master meters, and we got some off of Bailey, it changed things on there. On the water one if we're going to negotiate that, you know, the terms and whatever else okay, that's fair enough. But just where I am, I'm leaning towards the fact that possibly this should become private, not public or in between like where we're at now.

MR. PETERSON: Is there anything in the current agreements, so we won't have the issue again with having to get any kind of refund like we did before because now there's a master meter in there, correct?

MR. COWIE: That's correct.

MR PETERSON: Is that a correct statement?

MR. COWIE: That's settled on the sewer side.

MR. PETERSON: So, we don't have that issue coming up again, correct Cindy, on the billing side?

MR. RADTKA: Not unless something would ever happen with that master flow meter.

MS. SLUSARCZYK: If the meter doesn't work, we're back to ground zero.

MR. PETERSON: Darren, do you get that calibrated, the master meter for sewer? Is that part of your calibration?

MR. BIGGS: Yes. Yeah, and they should have that.

MR. COWIE: We have had copies of the calibrations.

MR. PETERSON: Are all the meters calibrated every year, the master going in the park and the waste --

MR. BIGGS: The water is not.

MR. PETERSON: The water is not calibrated every year? How old are the meters?

MS. SLUSARCZYK: Last year.

MR. BIGGS: No, it would have been longer than that. I don't think we put them in, but I don't know. I don't think they're that old. Well, I don't know, I can't say. I can't answer that, Chris, we would have to look that up.

MR. PETERSON: You replaced one of them not long ago.

MS. SLUSARCZYK: We just replaced one last year.

MR. BIGGS: One. One. But not -- yeah. But I couldn't tell you what the other --

MR. PETERSON: How many were there, three?

MS. SLUSARCZYK: There's three.

MR. PETERSON: There's three, okay.

MR. SULLIVAN: Chris, I think if we could work out that one issue, we would be all right. I really do.

MR. PETERSON: Yeah. I mean, if that's what you guys want to do.

MR. CZECK: Let's let it chew for a while and come back. That's all.

MR. PETERSON: Yeah.

MR. CZECK: A lot of information.

MR. PETERSON: No huge decisions are being made any time soon. We want to work with you. Are you guys in agreement?

MR. CZECK: Yeah.

MR. SULLIVAN: Yeah.

MR. PETERSON: Okay. Are you guys good?

MR. RADTKA: I guess the only thing we need to know just sitting here thinking with these outside metering companies would be if they use their own meters, now the residents will have to purchase their own meters. I don't know what meters cost, I don't know if they're $10 or $200.

MR. PETERSON: $250 to $300 for a residential meter. Darren?

MR. BIGGS: That's close.

MR. RADTKA: So, they're going to have that cost plus a monthly metering fee, and you guys have the Village property there that would have to be removed.

MR. PETERSON: Correct, yeah. If we couldn't find a way for you guys to use the existing meters, correct, we would have to --

MR. CZECK: We had a company that was looking at wi-fi metering, and they said those meters are fine they just have to change the top. The meters are compatible with their system.

MR. RADTKA: But that's if the Village would --

MR. PETERSON: Correct, and that's if we even can.

MR. RADTKA: Exactly.

MR. CZECK: Yeah.

MR. SULLIVAN: So, we need to do some homework on our part.

MR. RADTKA: So hypothetically if you can't, you guys have to take the meters out and re-establish the service with no meter in there.

MR. PETERSON: Yeah. What you would have to do at the end of the day is whichever company you picked they would do the install, I would assume, or you guys would.

MR. RADTKA: If we picked a metering company. What if we don't pick a metering company?

MR. PETERSON: That's a good question. If you guys can just decide to bulk rate it or whatever.

MR. RADTKA: You guys get your property over there and you hook all the homes back up again.

MR. CZECK: You just put a pass-through in, take the meter out.

MR. RADTKA: They would still have to be weatherproof and whatnot.

MR. PETERSON: Yeah.

MR. BIGGS: Are you talking about just taking the meters out?

MR. PETERSON: If we just took the meters out.

MR. BIGGS: That would be fine. But it keeps going back to the same thing, we don't want to lower and charge one person the same as the ten, and that's what would end up happening.

MR. PETERSON: But that's ultimately their decision.

MR. RADTKA: That's on us.

MR. BIGGS: Exactly. When you said the residents would be coming to us, they shouldn't be, they should be coming to you. You still have the choice to meter them.

MR. PETERSON: But we would have to --

MR. RADTKA: You're forcing our hand into something that's been in place and working for 40 years, Darren. So, I'm just being honest with you.

MR. BIGGS: I know you're going to --

MR. RADTKA: Just these people, if their bill is any more than what it is.

MR. BIGGS: I'm not disagreeing with you. I don't like the idea of the bulk thing anyhow; I don't see how that would work. That makes it worse.

MR. RADTKA: That makes it worse on your end. It makes it a lot easier on my end.

MR. BIGGS: Workwise. But I'm talking for your residents. Yeah, agreed. So, you know, I hear we don't want to treat them lower or whatever else. But the way I'm seeing it is we wouldn't be, you would be.

MR. RADTKA: Because we're forced by you. You guys brought it up, not us.

MS. SLUSARCZYK: Well, we would make them happy when we say we're giving you your deposits back. They're high, so that could be a thought if that was the decision that was made that they were metered and they contributed to the expense of the meters through their deposit return, you know. Some people have a $275 deposit and if they're, you know --

MR. PETERSON: See, I have an opinion them deposits should go to the park because the park would keep a deposit then. We probably couldn't legally do that.

MR. RADTKA: Probably not.

MR. PETERSON: They would have to go back to the resident and you guys set your own deposit.

MR. RADTKA: But we've got people there that probably didn't --

MR. PETERSON: Probably paid the $50 deposit.

MR. RADTKA: Or none at all back in the day.

MS. SLUSARCZYK: Sewer everybody has to because it was --

MR. PETERSON: And that's the reason.

MR. SULLIVAN: How many residents do you have over there

now?

MR. RADTKA: Roughly 285. Roughly.

MR. SULLIVAN: That's 285 trailers that are inhabited?

MR. CZECK: Population-wise what is it, a thousand or so?

MR. RADTKA: 1,100, I'm guessing.

MR. PETERSON: Okay. Is everybody good? Good.

MR. COWIE: What about the date? I mean, are you just going to -- I'll be attending the other meetings so --

MR. CZECK: It will be a couple months, at least a couple months.

MR. PETERSON: It might take a while to work through everything. If you're at the meetings, we won't say hey, Tom, we're meeting. We'll work with you on schedule.

MR. SULLIVAN: But I think once that comes, whether it's two months, three months, whatever, Ron should be there.

MR. RADTKA: Oh, yeah. Yeah.

MR. PETERSON: We would do the same thing here, hold a special meeting, yeah, so it doesn't get cluttered into regular meetings. Okay.

MS. SLUSARCZYK: So, should we check back with them in mid-September or will you reach out to us?

MR. PETERSON: He said he's gonna be at our meetings anyway.

MR. CZECK: Yeah, we see him at least once a month.

MR. PETERSON: Yeah. Okay.

MR. RADTKA: I always said Tom ought to move to Lordstown because he's been coming to BPA meetings more than anybody.

MR. PETERSON: You're probably in town more than I am. All right.

PUBLIC COMMENTS:

MR. PETERSON: Any Public Comments?

MEMBER COMMENTS:

MR. PETERSON: Any Member Comments?

ADJOURNMENT:

MR. PETERSON: Okay. Motion to adjourn?

MR. CZECK: So moved.

MR. SULLIVAN: Second.

MR. PETERSON: Mike, Stanley second. All in favor?

(All respond aye.)

MR. PETERSON: Opposed.

(No response.)

MR. PETERSON: Motion passed.

(Meeting adjourns at 5:20 p.m.)

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 25th day of July, 2026.

_____
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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