

Village of Lordstown Board of Trustees of Public Affairs

June 17

25

RECORD OF PROCEEDINGS  
WORK SESSION OF THE LORDSTOWN VILLAGE  
BOARD OF PUBLIC AFFAIRS  
1455 Salt Springs Road, Lordstown, Ohio  
June 17, 2025  
2:00 p.m. to 3:30 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:** Ms. Jackie Woodward, Mayor

RECORD OF PROCEEDINGS taken before me, DEBORAH LAVELLE, RPR, a court reporter and Notary Public within and for the State of Ohio on this 17th of June, 2025.

(A procedural discussion is had prior to going on the record.)  
MR. SULLIVAN: Lord's Prayer.

**LORD'S PRAYER**  
**PLEDGE OF ALLEGIANCE TO THE FLAG**

**ROLL CALL:**

MS. SLUSARCZYK: Chris called and said he will be late. He was on his way. He just didn't get to leave until 1:30. 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 also called and said he would not be attending today. He has another project that he had to work on. And wasn't Matt coming? Was Matt coming? No?

MR. SULLIVAN: I don't think so.

MS. SLUSARCZYK: I thought he said when you scheduled it --

MR. BIGGS: I thought we asked.

MS. SLUSARCZYK: I made copies of the last revised set of Rules and Regulations which was from 2023. That's them right there. These are just extra copies. Jackie, do you want a set?

MAYOR WOODWARD: If you have extra.

MS. SLUSARCZYK: The rate sheet here was revised again afterwards for the sewer, so that's the newer version of it as well.

(Chris Peterson enters the meeting at this time.)

MS. SLUSARCZYK: We started the meeting.

MR. SULLIVAN: Are there problem areas identified?

MS. SLUSARCZYK: I don't have problem areas identified. I do not. I don't know what -- I believe there was a recommendation to the Board to review these.

MR. CZECK: Didn't Chris provide some issues that he had thought should be cleaned up?

MS. SLUSARCZYK: Chris Kogelnik?

MR. CZECK: Yes.

MS. SLUSARCZYK: No. He said the only thing in his review was the rate sheet, right?

MR. PETERSON: Yeah, I believe it was just the rate sheet he said.

MR. SULLIVAN: Was that --

MS. SLUSARCZYK: Chris, these were revised in 2023.

MR. PETERSON: It was?

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MS. SLUSARCZYK: Uh-huh. The Resolution is 13-2023, was dated the 19th of December.

MR. PETERSON: I guess let's start with Darren. I know you're still reviewing that. Did you see anything on your end?

MR. BIGGS: I have a couple of things. I didn't make it very far, Chris; but there's probably more of an update. But the rate -- the rates, I mean, everybody is aware that MVSD is probably going to be raising their rates, right? Okay. I see in here right at the beginning there's permits issued. Do we issue permits or charge for permits or --

MS. SLUSARCZYK: Uh-huh. That's what they fill out.

MR. BIGGS: Well, it's an application. Is there an actual permit? That language in there just seems a little odd. I've never actually seen hey, do I need a permit to do this. I know there's an application.

MS. SLUSARCZYK: The application is a permit for them.

MR. BIGGS: So should we call it an application then or jump all over it, call it an application, a permit. That's one of the things, it just seems a little confusing.

MS. SLUSARCZYK: Well, I think the difference is it's a permit if it's new and it's an application if it's second tenant, third tenant, fourth tenant.

MR. BIGGS: So the permit is still an application?

MS. SLUSARCZYK: It's the same thing.

MR. BIGGS: Only new --

MS. SLUSARCZYK: There's no difference.

MR. CZECK: What page is that on?

MR. BIGGS: Page 4(B) is where it starts.

MS. SLUSARCZYK: I numbered -- at the bottom of the sheet it's numbered. The number first, then the date. So, if we kept changing these and meeting again, we would have a version.

MR. PETERSON: All right. Which page are you on?

MR. BIGGS: It was page 4(B) down there at the bottom. It starts with Permits, and I believe it goes to the next page. It seems a little strange. If everybody understands it, I guess it's not a big deal. But I think the permits like what the Road Department does, you know, for an open cut or whatnot.

MR. SULLIVAN: Yeah, I think that -- I don't think it's a problem here. I think it might be a problem with what we're charging for the permits.

MS. SLUSARCZYK: We don't really charge for the permit. There's a deposit with application for service but not a permit to apply. There is no fee.

MR. SULLIVAN: Is that normal?

MS. SLUSARCZYK: I don't know. I would say typically when you come and it's a new connection they're pretty much paying for the tap size that they want and then the connection. But to actually charge for a written application I don't think anyone charges. Do you know from working on the other side of that? I don't think anyone charges.

MR. PETERSON: We just went through and contacted area communities, and that wasn't one of the fees they charged, because we had all their fee sheets and stuff to go over our rules and regs at work.

MS. SLUSARCZYK: But contractors are not going to want to pay for it and then --

MR. PETERSON: You have a tap-in fee, so that's the fee that you charge. And then just -- the application just gets approved and then you have the -- yeah, that would be it, just a tap-in fee. And then you guys have a deposit.

MS. SLUSARCZYK: It's \$90 for a homeowner within the Village. And if -- and that's a question that must be discussed. On the rate sheet you'll see -- which is that other piece of legislation I gave you -- for water, make sure you're looking at the water side of it -- for renters or lessees is \$150. Well, technically you don't allow us to put it in tenants' names anymore. The only situation where that can apply is because of the Imperial agreement. But if you have issued a notice to end that agreement as these homes transfer, are we to continue to put it and say don't since they don't own the land, or what do we do there?

MR. PETERSON: For Imperial you're talking about?

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MS. SLUSARCZYK: It's the only place it applies.

MR. CZECK: What page is that on?

MS. SLUSARCZYK: It's on that page. I apologize.

MR. PETERSON: You're talking about the first page, right?

MS. SLUSARCZYK: \* Owners within the Village and land lessees and outside users is \$150. I think the -- I don't think there's a need to change the charges, they seem to be sufficient. With again the land lessees, if we're not -- the only thing that needs clarified there is if we continue to do that. But I think -- I think the Board would need to talk with Matt if you're --

MR. PETERSON: Yeah, I would think.

MS. SLUSARCZYK: Now -- and that's a two-step question because within Imperial, Imperial has residents that have their own parcel and home and then there's homes within Imperial that Imperial rents. So, with those might be a cleaner more clearance that we don't do it in tenant names anymore, so it has to stay in Imperial's.

MR. PETERSON: It has to stay in Imperial's name, correct. The only problem would be people that own their own mobile homes in the trailer park.

MS. SLUSARCZYK: So as of now we have not transitioned to the rental units in Imperial, we've been flipping them still. So, if you want that to stop, I mean, probably clarification --

MR. PETERSON: I would say yes. I don't know what you two think, but we need to follow the rental agreement. I would go with everybody else.

MR. CZECK: Yeah, it should be on them.

MAYOR WOODWARD: Why is it that the BPA does not allow tenants to put the utility in their name? Every other utility allows that a landlord/tenant --

MR. PETERSON: No, we have no repercussions to go back on. So, if we have it in the landowner's name and most water and sewer departments do it that way, if you put it in the landowner's name you have a recourse, you can put it on the taxes, correct?

MS. SLUSARCZYK: Right.

MAYOR WOODWARD: Is there not something that you can have the tenant sign or, you know, the landlord when they release it to the tenant that ultimately it would be on the landlord if the tenant defaults?

MR. PETERSON: See, we allow -- and I just know what we do at work. We allow the tenant to get the bill, so the bill will go to the tenant if some landlords like their tenants to pay. Some like to pay for it themselves. So, we have both ways. We allow the bill to go to the tenant at the permission of the property owner, but ultimately the property owner is responsible. So, if they leave, they don't pay, we contact the property owner and say hey, we're about to turn water off at this address, we just want to let you know; and they'll either say turn it off or no, I'm going to come in and pay the bill. So, we give them that option. I don't know.

MS. SLUSARCZYK: We -- when -- after I started working here, I thought it was craziness that we couldn't put it in the tenant's name, and I sought for them -- for the Board to do that and they tried it. And we had issues with the landlord saying don't turn the water off, turn the water off, why didn't you turn the water off, so then they stopped that. And that's probably maybe within what, five years ago they stopped doing that. We did do it, but it became who's in control of the account then because the land -- the situation we had is the tenant didn't pay the bill so it was to go for shut-off, and the landlord said why didn't you call me, I would have paid it. Well, account-protected information. It's the tenant's account at that point so you can't call them and say hey, he's not paying his water bill, do you want to pay the water bill. So that was a problem. And the Clerk actually said that this is ridiculous. So, the Board then revoked the putting it into tenants' names and it's now just the landowners. It makes it a lot less in some situations because we have a lot of rentals, it's a lot to cut a lot of applications and time down in the office as well. I mean, so it was a lot of work for us and there was not really a benefit except for the fact that that tenant had a deposit with us, so if they did skip out on their water bill I had \$250, whatever the amount was, of the deposit to apply before we made the homeowner pay the balance of the bill. So, they weren't releasing their deposits,

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you know, back to the tenant not knowing there wasn't an unpaid water bill.

MR. PETERSON: The other issue you run into, I know like Ohio Edison you can put it in your name, the gas company you can. But they have a lot wider span, and they have a lot more -- they have a collections department, we don't. We could look into a collections department. But we looked into it, and it was astronomical, it didn't make any sense for us.

MS. SLUSARCZYK: They don't really follow through. You submit it, and if they happen to have -- get lucky then they take a third of your revenue anyhow. So, it was --

MR. PETERSON: Yeah. They get pennies on the dollar. And if you default on Ohio Edison's bill here and say you move to Akron, they still have recourse because when you go to reconnect, they are going to make you pay that bill. Chances are they are going to leave Lordstown if they are a tenant and they leave.

MS. SLUSARCZYK: West Penn Power, it's all the same company, Illuminating Company.

MR. PETERSON: And they have a footprint.

MR. SULLIVAN: We just had that one not long ago where I think possibly the homeowner died and the sibling or the child lived in Florida and somebody else ended up buying the trailer, but there was money owed to the water bill, and we ended up said okay.

MAYOR WOODWARD: You wrote it off?

MR. SULLIVAN: Yeah.

MS. SLUSARCZYK: Yeah, that -- if that appears over there that's the problem by putting it in people's name that don't -- if you own the land, now they don't in Imperial. But at your home, you don't pay your water bill, I go to the county, and I assess your taxes. So those incidents are very far and few, you know, between there. And then in the event that we miss it at the Sheriff's Sale is even more rare. I don't think there's ever been a situation where we've missed -- not been able to collect it through that process. Historically, when I first started here, I just had a list of write-offs. And I mean, if you want to factor in that kind of formula into your rate schedule for everybody else because we buy the water. That's the problem. It's not that we're manufacturing it, we're just not --

MR. PETERSON: We're paying for water.

MS. SLUSARCZYK: There's chemical costs. We're paying for the water.

MR. PETERSON: You're paying for the water.

MS. SLUSARCZYK: I think it's been working as far as it goes because if there's a problem, we come to you and, you know, you wrote it off. It's an expense. But if you have 400 rentals or more, you know, you only have 1,600 customers so 25 percent of your customers is in a rental situation. Can you afford to write off twenty -- in an extreme situation 25 percent of your --

MR. CZECK: Well, the land lessees/rental, they have a deposit of \$150, right?

MS. SLUSARCZYK: For water, yes. And that's for a three-month -- now let's -- before we -- if you're talking rates to explain the billing, if in January on the 25th day of a month -- we'll use January as an example -- they read your meter, okay. So that would have been for November, December, and January. So, January we go out and we read your meter. February you get a bill, and March 4 is typically the day it would be due. So, you have November, December, January, February, and March. March 20, the last Wednesday of the month, it goes for shut-off. Five months of water bills. So that barely covers a family's portion of the bill for a five-month period. Now you're not collecting against the current water bill, you're collecting against a delinquent water bill; so, you're 6, 7, 8 months of water usage before -- do you see how that can get out of control. For the most part it does work, and it only depends on if the family -- but in Imperial we haven't had a lot of problems because of your practice of the shut-off occurring at the end of the month that it's due. So, before we start into another billing thing the next month it's cleaned up or, you know, it's delinquent. You know, it's shut off, it's addressed, they're paying it, they're making payment on it. But offer once every year, not calendar year, but from the time you sign an extension

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they can extend their water payment up until the next reading cycle so it can be about two months, they can extend their payment and make payment on it before the next bill is read. And people do take advantage of that.

MR. CZECK: Well, but if one of his renters leave and pay the water bill, he's ultimately responsible, like Imperial.

MS. SLUSARCZYK: What do you mean by renter in Imperial?

MR. CZECK: They have somebody renting. Imperial owns it, they have a renter. They leave; they don't pay their water bill. Well ultimately, they're responsible.

MR. PETERSON: Ultimately.

MR. CZECK: Because we're not going to turn it back on if somebody else goes in there.

MS. SLUSARCZYK: Correct.

MR. CZECK: Then you have some recourse there.

MR. PETERSON: Here's my vision, and everybody can throw stuff at me. I think step one is empowering Darren to start looking at replacing all the meters, getting us to a system where they go directly to the office. And there's going to be money spent to do that and get all the meters in the Village changed so all the readings come to the office. Number one, that alleviates his crew and -- I mean, that's what we did where I work. And it's not the most up-to-date system, we're three to four hours behind, sometimes we don't get a reading for five or six hours. But number one, it helps the residents because, you know, say the Mayor leaves her hose on outside, we get an electric alert, it goes straight to the office. So, when Cindy comes in in the morning she pulls the system up and says oh, they have a leak at this address. You pick up the phone, call them, say hey, you know, you have water running here. Okay. Number one, it saves the consumer money. It doesn't help us because they're paying for that, but it helps the consumer.

MS. SLUSARCZYK: But it's not wasting water either.

MR. PETERSON: Yeah. And so, it helps the consumer out. And if they don't answer, we send somebody out with a card to hang the card on the door that says hey -- and there are some people that ignore it. There are some people we'll hang three or four cards, and once a week we go hand a card out. After a while we're just -- we're done. When they get the bill, they call. And then that would allow us to go to a monthly billing system where you're not that far out on usage, you know what I mean. They're not trying to pay that much of a bill. If they get the readings there, she locks it in, my clerk goes in, locks it in and bills the whole town every month.

MS. SLUSARCZYK: People -- how many are in your town though? How many bills is that?

MR. PETERSON: We have 1,450 service connections.

MS. SLUSARCZYK: And one person does that every month?

MR. PETERSON: Well, we have a full-time and a part-timer. She's done it by herself. I have had to go in and help her. You need two people to do it. But she, I mean -- and at first it was a learning curve, you know. It would take her a couple days to do it. Now she does it in an afternoon. I mean, she has -- when she locks it in, she has the bills out that same day. It's just once you do it and get the repetition of doing it. She said I would never go back. We had a two-month billing system before. But we manually read all of our meters, so we had some radio readings, you go around, you would have to punch it in. But we were hand reading most of the time when we did it. How old is your oldest meter do you think out there?

MR. BIGGS: We got some old ones out there.

MR. PETERSON: I will say when we installed the new meters we realized a 22 percent revenue increase because the old meters don't speed up, they slow down. And all of ours are ultrasonic, which is what you're replacing stuff with now. When you replace a meter, are you replacing it with ultrasonic or disc?

MR. BIGGS: That's the wrong word. It's run off a piston. I'm trying to think. The bigger ones, yes. The smaller ones, no.

MR. PETERSON: Because they're more accurate.

MR. BIGGS: Correct, the bigger ones. Yeah.

MR. PETERSON: Not to get us off track from the Rules and Regs. And

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there is a loan -- you have to go get a loan to get the new meters. We don't have the cash. But the revenue we realized is making it's own payment. It didn't cost me a dime.

MS. SLUSARCZYK: I can say though when they've switched to some of the new meters, the new meters were jumping ahead. So, it was common when they go in and do a final reading I'm doing a credit on a contract.

MR. BIGGS: That's not true. That's not true.

MS. SLUSARCZYK: That is true.

MR. BIGGS: The radio was jumping ahead, not the meter. So, the regular readings you were getting were correct. And then when we go to actually look at the meter then there might be a credit. You're correct that way. The meters were not jumping.

MR. PETERSON: The other part is we bill down to the gallon, so there is no roll-over. We bill down to the gallon. We have a gallon rate, that's our rate. Now we have -- you know, we used to be cubic feet, so we have 748 -- you know, that's built into our normal bill, you know what I mean, like our minimum bill. They get 748 gallons of water for free every month. So, there's a rate on that on the minimum bill, and then we have a rate after they reach the maximum.

MR. CZECK: So, what is the cost of those meters then?

MR. PETERSON: I know what it cost me, and that was \$2,000.

MR. BIGGS: For just the meters. Remember years ago --

MR. PETERSON: You brought something right when I came on the Board.

MR. BIGGS: I had a salesperson come in here twice.

MR. PETERSON: Medtronic.

MR. BIGGS: Medtronic came in. We actually have 20 of these types of meters right now. I think the radio was a little bit more, the body was a little bit cheaper, it was about the same. And do you remember, it was about \$350 for the whole thing. Does that sound right?

MS. SLUSARCZYK: I don't know the cost of those meters. I know the cost of the regular meters and the radio.

MR. BIGGS: They were just a little bit more. And I believe it was through Verizon, and Verizon would charge \$10 a year.

MR. CZECK: For the service.

MR. BIGGS: For the service, correct. And that service, goes through me; and you can sign up for it where you can get e-mails and texts.

MR. PETERSON: I get e-mails all the time on my phone for anything that I see. Now pool season, you're going to get a lot of burst alerts. Ignore them, you know what I mean. We actually put on the account that they have a pool once we figured out so if I go look on a weekend because I work Sundays, you know, if I see a burst alert at 123 cedar Street I go in, oh they have a pool, okay, that's probably what it is. And then you check it the next day to see if the burst alert is still going on. During pool season you're not as accurate about catching leaks, but you know what I mean.

MR. SULLIVAN: We get them all the time in the summer season when she's using the water system.

MR. PETERSON: Yeah, yeah. You just document all that. It takes a while to build it all up.

MR. BIGGS: He has one of those meters at his place.

MR. PETERSON: I do too.

MR. BIGGS: We did an experiment, so we tried pertinent people that would give us feedback. That's where they're at. Yeah.

MR. PETERSON: So now our system is just radio, it's -- we built the infrastructure, so we don't use the cellular system. Not saying the cellular system is bad or anything. It's just the direction we decided to go in. So, we bill three towers, we put it on the water tower, the existing tower, and at Village Hall is where we end up putting it, so we have three of them. So, if one goes down we still get readings. And the cellular is automatic. Our system is a three-hour delay. The meter transmits every three hours. And what we learned is that the batteries tend to last longer when we do.

MR. BIGGS: The way it was set up was 24 hours so the meter would last a lot longer.

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MR. PETERSON: You can adjust that.

MR. BIGGS: You would get a report the more you get out of it.

MR. PETERSON: Now if it has a burst alert, they send it automatic. There're certain parameters you can put in the meter, and you can program them out. So, if I'm filling my pool at home and I'm using a lot of water, it's going to send a burst alert.

MR. BIGGS: He actually had a leak and was out-of-town, and with his notification saved him money. Even if he had paid that \$10 a year it saved him because it was your hot water tank in his basement, and he wasn't there. Not like there now, he wasn't going to be back for weeks.

MR. PETERSON: Our system doesn't allow customers to look at it, but some do. The system that he's looking at, there's a portal that the customer can look on and see what it's doing every day. I like the customer portal more because that gives a little bit of accountability to the customer.

MR. BIGGS: I'd like to let them. You can set how high you want it to go, it will notify you if you're getting close, you can set budgets and there are more things on there probably than what you'll need but it does a lot of stuff that --

MR. PETERSON: But if everybody agrees, I would like him to get a price for what it would take to get us there, at least a starting number to get an idea so we can decide. It would ultimately be Village Council's decision because they would have to approve the loan. That's step one.

MR. CZECK: Yeah, yeah.

MR. PETERSON: And in a long process of steps. Number one, they are not radio reading. It takes you what, a day, to read the radios?

MR. BIGGS: Uh-huh.

MR. PETERSON: Is there any manuals you have to do?

MR. BIGGS: Uh-huh.

MR. PETERSON: We have no manuals and it's been five years.

MR. BIGGS: Some of the industrial ones, the bigger ones they are older because they won't fit the radio. That's why.

MR. PETERSON: And if you have fairly new meters, say you have a Neptune meter, sometimes they can retrofit what you have.

MR. BIGGS: Correct.

MR. PETERSON: Some of them.

MR. BIGGS: And we have.

MR. PETERSON: I had Central meters. It wasn't worth retrofitting; I just replaced them all. But we sent it out to bid. I think you'll probably have Badger, Neptune, Kamstrup, I'm assuming Medtronic. We sent it out to bid to all the companies and then took the lowest bid, and that would be a Kamstrup for us. And we weren't even looking at Kamstrup, we were looking at Badger. Badger was the system we were with and looking at, and we ended up going with a different company because they came in and explained everything and we liked it.

MR. CZECK: Well, that's something for our regular meeting to talk about. That's probably off topic.

MR. PETERSON: I know we're off topic then, and I apologize. But that coincides with this.

MR. SULLIVAN: Which kind of shouts why we should have one meter at the park.

MR. PETERSON: Correct.

MR. SULLIVAN: How much it would save us.

MR. BIGGS: One of the things with that too is the deposit for residential ones is \$90, you know, I've heard of all the problems here, you know, with that. I'm thinking -- I mean, I hate to raise it, but I want you to remember that doesn't even cost -- or cover the cost of the meter. If they move out and take it, if they ruin it --

MR. PETERSON: You're talking about the deposit?

MR. BIGGS: If the meter freezes, the heck with it. That doesn't even cover the cost of replacing it. So somewhere along the line someone is paying for that meter.

MS. SLUSARCZYK: I don't know if the department can cover the cost

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of the meter, its water use on residential.

MR. PETERSON: Right. The meter's \$350.

MR. BIGGS: It's somewhere around there.

MS. SLUSARCZYK: I think they're \$187 between the meter with the smart head on it right now.

MR. BIGGS: Okay.

MR. PETERSON: That's a lot cheaper.

MR. BIGGS: I don't know why I'm thinking it's a lot more. That would be even better then.

MR. CZECK: Between that update in '23, what were the previous -- did any of this change from -- do you remember offhand?

MS. SLUSARCZYK: I believe it was the sanitary sewer rate on the back side of the sheet is what changed.

MR. CZECK: So those actual rates didn't change at all?

MS. SLUSARCZYK: For water? No, I don't believe so. Well, the water rate did go to \$8.25.

MR. CZECK: I'm talking about these fees for --

MR. SULLIVAN: No, it didn't change.

MS. SLUSARCZYK: With the -- in -- when the water rate changed, we did -- if you -- before we had a monthly charge, and then it went to this readiness to serve; and instead of an account maintenance fee, it became a readiness to serve based on your meter size. So, yes. So, a bigger person demanded more water, was paying more of a minimum or a fee, monthly fee, than what you would. So that was added to that. I don't believe there was -- if there were other changes they were very nominal.

MR. PETERSON: You're on the fees?

MS. SLUSARCZYK: I think it was just the -- yeah, the --

MR. PETERSON: So, I guess on the fees page Cindy, Darren, you guys are here every day; do you think anything needs adjusted?

MS. SLUSARCZYK: For water?

MR. PETERSON: Yes.

MS. SLUSARCZYK: Not at this time. We're dependent on hearing from MVSD as they -- I don't -- I'm not sure that they are going to award the current bid for the dam replacement. I think they're putting that back out to bid, and once that's done and they give us a rate. But they won't even speculate what the rate would be until that is done and received. So, the bid opening was I think last week, and the bid was still extremely high.

MR. PETERSON: That's what I read.

MS. SLUSARCZYK: So, they're going to reach out, see why the other bidders didn't bid.

MR. SULLIVAN: There was only one bid.

MS. SLUSARCZYK: Because they did do some of the work that was in the previous bid, and the work was done and completed by MVSD. And then they basically came in the same or more.

MR. SULLIVAN: Someone said there was only one bid.

MR. PETERSON: And it was like \$50 million over what they thought.

MR. CZECK: It was \$100-some million and they had budgeted \$55 million. And they have \$30 million in their capital set-aside.

MR. PETERSON: In the coffers, yeah.

MR. CZECK: But they weren't expecting \$100- some million.

MR. PETERSON: I'd re-advertise for that too.

MS. SLUSARCZYK: I think it's because it's over 20 percent they have to re-advertise.

MR. PETERSON: I would say we're good with the rate sheet for now.

MR. BIGGS: I would say I probably have some more, but I haven't had a chance to look at this. Even tap fees for customers -- before I ask, exactly what do the tap fees cover?

MR. PETERSON: Should cover any costs to do the tap.

MR. BIGGS: Because we have extra charges we put on that.

MS. SLUSARCZYK: Because the tap fee also covers access to the system.

MR. PETERSON: So, they're looking at it as tap- in fee covers access

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to the system. So, if you do a road bore, that's an extra.

MR. BIGGS: We charge extra for that; we charge extra for the copper.

MR. PETERSON: Are you trying to get a one-size-fits-all tap fee?

MR. BIGGS: I don't know what to do, Chris, because I don't know what this all covers.

MS. SLUSARCZYK: It's always been my understanding that a tap is the physical connection on the main line that the tap is set in the --

MR. PETERSON: In the curb stop.

MS. SLUSARCZYK: If it's on the other side of the road and they have to run copper underneath the road, there's a fee. If they are outside the Village they have a frontage fee. If they are more than 199 feet off the road then they have a meter pit. So, it does accumulate depending on how their service is connected, you know.

MR. PETERSON: So, you're doing a -- you're not doing an ala carte, you're doing this is what it costs to access the system plus anything else in the schedule.

MS. SLUSARCZYK: Yes. And if they can't make the tap or get the mole, the line across the road, and there's the cost of an outside contractor, the customer has been getting bills for that as well. I think --

MR. PETERSON: Darren, your envision is a one-size-fits-all for the tap fee?

MR. BIGGS: I can't answer these questions without knowing what that covers, that's what I'm saying. I don't know. If here we got \$20 per foot for push under the road -- well, that's what they're charging for copper. \$20 a foot, that's ridiculous when you're looking at it's got to be still under \$10 a foot, we're charging double. So, I need to know where these all fit in there. I don't agree with that at all.

MR. PETERSON: Yeah, because that should just be a cost recovery. The tap in fee is where you --

MR. BIGGS: I don't know. But yes, because it could be a sliding scale too, you know what I mean. But that is just -- I mean, if I remember right, I think we're under \$9 a foot, 8-something, I don't remember. But on the sheet here she's -- that's all she's got to go by, \$20. I just -- I don't know. I mean, that says push under the road. Maybe if we're using the mole. When they're already paying, you know, the other guys \$1,000 --

MR. PETERSON: Because they pay the other fees, right?

MR. BIGGS: Yeah.

MR. PETERSON: And they are already charging for the copper inside, the contractor.

MS. SLUSARCZYK: I was going to say we wouldn't be --

MR. BIGGS: We supply it.

MR. PETERSON: Some boring companies do their own.

MR. BIGGS: They bore; we supply everything. That's all I'm saying. I'm just trying to get a better idea because I've asked before about the tap fees because there's a whole lot of little stuff that gets involved in that. It could be charges of the pit, you know, everything. I understand all that's separate, but there's a lot of little things that -- and you know, these ladies, they take care of it so -- but I don't know, some of the things just don't seem quite right.

MR. PETERSON: Looking at your tap in fees compared to mine -- and that's the only experience I have -- you're low. You're okay on your 1-inch and you're pretty close -- our 1-inch and everything else. And I sat there and did the research and called, but we cover everything. If we need to bore under the road, we pay for that. Ours aren't broken down like your guys' are. I'm not saying your guys' aren't better.

MR. BIGGS: So, if they don't have to bore they pay the same?

MR. PETERSON: It's the same fee. There are times -- I'm a little behind the money, there's times I'm a little ahead of the money. It just all evens out

MR. BIGGS: Not to the homeowner that didn't have to bore under it sure don't.

MR. PETERSON: Probably not.

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MR. BIGGS: That's your -- whatever.

MR. PETERSON: But yeah, when you get in your upper sizes.

MR. BIGGS: I will look at that. I'm just curious where that fits in. Some of the charges seem a little much. And this deposit of \$90, that, you know -- hey, Mike moves out, he takes that meter. It doesn't even cover -- it won't even cover the meter. I hate to get too high, but we're trying to recover our costs and that's a cost. Or the building gets crushed or whatever. Or they leave, and nobody comes back in there and it freezes, and we can't charge, you know.

MR. PETERSON: But if the meter gets destroyed the customer is responsible for the price of the meter, right?

MS. SLUSARCZYK: We bill.

MR. BIGGS: If they're gone already, you can't do anything.

MR. PETERSON: But you can assess taxes.

MR. BIGGS: If they are gone, they are -- who are you assessing?

MR. CZECK: Well, the next person.

MR. PETERSON: You can't do that.

MS. SLUSARCZYK: Well no, because when you buy a property and you can declare that. Do you remember Holdens, when they bought the house down the road from us? Paul explained it. When you buy a home and you say there's utilities available to it, and you go and the new customer comes in and calls and says hey, I need my water turned on. You say I can't turn the water on; someone stole the meter. That's a breach of contract between the buyer and seller. Paul said stay out of it. You tell them until that bill is paid, contact your realtor. Whoever took it, whoever is responsible, the realtor can pay for it, you just tell them what is owed. However, they want to figure it out, that's between them. I agree it doesn't cover the cost of our meters, and if they are going to be more expensive it's food for thought. That's how it's always been handled.

MR. PETERSON: So, Stanley buys a house from me, I left and I'm gone. We can't provide water for that service until he pays the back bill?

MS. SLUSARCZYK: Until the account is cleared. If you skip out on your bill you have to -- the realtor will have to make -- the title company is responsible for making sure utilities can transfer. It's the title, the realtor, they're all responsible for that above and beyond us.

MR. BIGGS: We've run into this quite a bit.

MR. CZECK: If I put a lien on your property, you're going to pay it if you buy it.

MAYOR WOODWARD: Well, that's the thing we write off an awful lot. All we do is write off stuff. We try to avoid that, I think.

MR. SULLIVAN: But we have got a new homeowner with a baby.

MR. BIGGS: Well, that's what I mean. That's a thing, it's not their fault.

MR. SULLIVAN: We can't give them too much water.

MR. BIGGS: You're right, Mike, and --

MR. SULLIVAN: And the old ones are in Arizona by now.

MR. BIGGS: And according to the rules, she won't allow me to turn it on. Not the new homeowner's fault.

MR. SULLIVAN: And that's where we end up writing them off. And I don't know what the solution is.

MS. SLUSARCZYK: I don't think we've ever written that off --

MR. SULLIVAN: So, yeah.

MS. SLUSARCZYK: -- for a meter.

MR. SULLIVAN: I'm not talking about the meter; I'm talking about the bill. There's an --

MS. SLUSARCZYK: There might be a balance of the bill that's not covered by the deposit. But in -- I've been here 20 years, Mike, and I don't recall us ever writing off a full final bill since the policy changed; and that changed like two years after I was here. When I came in there were about 10 to 15 thousand of aged payables. People had water on, and they hadn't paid a bill in two or three years, but their water service was never stopped. So, when I showed that to the Board at the time they didn't know. But every month they approved of the

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write-offs, and it was like well, you know. Anyhow so that's when they changed the rules. And Paul says when a person final their account, the final bill is due and payable that day. We don't mail it anymore, we don't chase it down, it's due that day or service is to be shut off at 3:00 p.m. When the new person comes in and they don't have water because a utility was not cleared, that's between the realtor and the title company, the buyer and the seller. We stay out of that.

MR. CZECK: Sounds good to me.

MR. PETERSON: I mean, that's the way to do it as long as it's --

MR. CZECK: That's the way it is right now, right?

MR. SULLIVAN: Well, it's not really a way to treat a new resident.

MS. SLUSARCZYK: I understand that. But you're saying that we're responsible for that action. Again, all I can say is that is -- that is not the consequences of our actions, that's a consequence of the seller.

MR. SULLIVAN: Well, I understand that.

MS. SLUSARCZYK: I know. We get flung into the middle of it. But that's what Paul says, stay out of it, you tell them to contact their realtor. And 99 percent of the time that is resolved with that thing right then and there. And the title company, when you -- when you go and you purchase the home, they escrow money, they hold money to secure the deposits. And we were challenged on that a couple years back when a business was selling a business. And I called Paul and said hey, this person, you know, I know what he's going to do. And sure enough, he did exactly what we said. And the title company came in here and wrote me the check for that final bill that day. So, it just enforces what Paul educated us as to how to handle that. You're more than welcome to check it out or, you know, do as you please. I'm just saying that is what -- how I was trained and what it is that Paul said. And it does keep us out of it. Yes, it makes somebody upset; but I mean, if they understand the situation -- when they call to final a bill, I try to instill we do the reading in the morning before you leave, by 3:00 that day the final bill has to be paid, or water gets shut off. So, if you come in and you sign up for water before that day, you're the new owner, I say okay, two things have to happen. We have to do a final bill for the current owner; and once that meter reading is done and their final bill is paid, the account will automatically transfer into your name. But those two things have to occur. So, I told the previous owner that they know, they understand. So, if they're gone and they're moving in I said no, wait until that day and see if your water gets shut off or whatever, or contact your realtor, make sure they know somebody has to pay that bill in advance. I mean, if that's not relayed to them -- but they are -- they want their water on, they don't want it -- so they'll talk to the realtor and say hey, did they schedule the final reading, is it done. Everybody is aware of the situation when it comes to the final. They might not know initially, but once they come in and make application, they know the process. I don't think that's -- I don't think that's a huge problem. Could it be? Yeah, if they don't know and it doesn't get followed through or they aren't informed of it.

MR. CZECK: I don't want to think that we should be chasing people around. Now increasing their deposit, that would be an avenue to take that I think.

MS. SLUSARCZYK: For a homeowner?

MR. CZECK: Yes. If they sell, they get it back. I mean, it's no big deal. But at least we're covered somewhat. You know, it's not my responsibility about what you did to your life. We have responsibility here to the Village so --

MR. PETERSON: Yeah, I have no issue with raising the deposit. Mike?

MR. SULLIVAN: No, I don't.

MR. CZECK: If we're going to buy a \$300,000 house, they are not going to have an issue with putting \$90 or \$200.

MR. PETERSON: What would be your recommendation to raise the deposit to?

MR. CZECK: Well, if it's \$90 now for a homeowner --

MS. SLUSARCZYK: Again, if I have to assess the taxes for somebody who leaves, what makes the difference if I assess for \$200 or \$400 if I assess the taxes. For me to collect the deposit -- now I'm just playing devil's advocate, the other side of it. I'm a homeowner, I own property here, you have the right

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to come after me and collect if I don't pay my bill or you can assess my taxes. We just went through that. The realtor and the title company have to make sure you clear that out, so why are you holding my \$200 for 35 years because that isn't going to cover a meter in 35 years from now when I sell or move the house that I just built. So, I could say why do we have a deposit at all for a homeowner.

MAYOR WOODWARD: Or you could eventually, after so many months or years apply the deposit to the account.

MS. SLUSARCZYK: But typically, if it's ever done, it's at the end when the homeowner passes away and the children don't want to pay the final bill. So again, if I have to assess the taxes against the property what makes the difference if it's \$200 or \$400.

MR. PETERSON: Yeah. When we were doing the research there are communities that just don't do a deposit, do a deposit and give it back over a period of time, you know what I mean. After five years of good behavior, didn't miss a bill, the deposit's refunded. Or you just keep the deposit until service is transferred to somebody else. So, there's multiple ways to do it.

MS. SLUSARCZYK: And with the Village, like our deposit trust we're not allowed to collect interest on it. So, you're giving money, and it sits there. I mean, it is there. I mean, it's possible it could cover a bill.

MR. PETERSON: So we're not allowed --

MR. BIGGS: You say the homeowner. What about Imperial?

MS. SLUSARCZYK: That's a different story.

MR. BIGGS: So, I'm saying wouldn't that work to the advantage of -- or not advantage but solve some of the problems with the ins and outs over there.

MS. SLUSARCZYK: At Imperial they don't own the land.

MR. BIGGS: So, you can't do anything. At least that would cover a meter if it would end up going bad.

MS. SLUSARCZYK: That's not a deposit for a landowner; that's a deposit for a land lessee or outside user. I'm not saying relinquish that. But for homeowners --

MR. BIGGS: That's what I'm talking about. I mean, that's what I meant. That would cover --

MS. SLUSARCZYK: No, they -- I cannot assess their taxes.

MR. BIGGS: Correct. So, the deposit --

MS. SLUSARCZYK: Needs to be increased for that situation. It is greater, it is already \$60 more. But again, if you have a \$200 meter. But you have people \$150 for water and then you have \$125 for sewer.

MR. PETERSON: One at a time.

MS. SLUSARCZYK: So, an Imperial resident in Imperial pays \$275 in deposit. So, \$275 together is more sufficient than the \$150 because the meter is also reading the flow to bill against sanitary sewer. It's the same device. So, it's not -- it's portrayed on the rate sheet as two different figures, but it's \$275 deposit for a land lessee or an outside user. So, if you think that's insufficient, then by all means increase it. But it's a lot of money.

MR. SULLIVAN: So why typically the park -- why are they constantly coming to us asking us to write off --

MS. SLUSARCZYK: Because if I could come to you and you say I want you to make my bill go away, I'm going to come to you and ask you to make my bill go away.

MR. SULLIVAN: That doesn't answer the question --

MS. SLUSARCZYK: It does.

MR. SULLIVAN: -- in what situations are they doing it. I thought typically a person moves out of the rental and doesn't pay the water bill.

MS. SLUSARCZYK: If it is a rental of Imperial's, Imperial has to pay that bill. So, when Imperial comes to you and asks you to write off the bill, why are you writing it off? That's for actual water use. That's not for a stolen meter. Why are you ever writing off for water that was used if you can collect it? Because I can tell you right now in an office upstairs, I get the opinions of you wrote off a bill -- you recently wrote off a late penalty for someone who said I didn't pay my bill on time or what -- I don't remember what the excuse was, they mailed it late or they got it late or whatever. And you wrote it off, and

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I heard about it for three days. It's not my choice. You're the Board, these are your rules, I enforce whatever you put in writing. When you wrote off that fee, he says that person makes \$300,000 a year and you wrote off the fee. So is it income-based, is it need-based, or is it because I didn't want to pay the late fee on my bill, is it a one-time courtesy. We can -- everybody has a different excuse. I mean, what do you want to entertain? Before -- I can tell you Chet Phillips no, not writing -- when Ruth Ann would bring them in and have to write them off because there was no way to collect, they had to write them off. Now you have ways to collect, your rules support your bill and collection process which eliminates a large portion of the write-offs even coming, you know, happening. So, it's contained. Everything is contained right now. I think the way that you do it and are collecting it, it is a pain in the butt to do shut offs every month. And I know Darren will attest to that. But do you want to call a collection agency and fight with them and get nothing? You know, you have got to pick where your battle is. I mean, are you going to fight in collections, are you going to get the one customer every, you know, six months that complains.

MR. SULLIVAN: We're getting away from the problem with the park.

MS. SLUSARCZYK: Yes.

MR. SULLIVAN: The -- ones that we have written off outside the park are people that lived in the Village for 50 years.

MS. SLUSARCZYK: And may not have a water deposit at all or something.

MR. SULLIVAN: And they didn't get a bill.

MR. PETERSON: You're talking about the late fees, Mike?

MR. SULLIVAN: Yeah.

MS. SLUSARCZYK: And I understand people saying they didn't get a bill. But nowadays our system -- when -- if I -- when we put the readings in, okay, they are downloaded, and it prints the bill. When that computer prints the bill it logs it, okay. The software -- assigns it an invoice number in our system. So, if it did not print you a bill there would be -- when I went to your bill and I would tell it view bill, the screen would be blank.

MR. CZECK: Lost in the mail, whatever.

MS. SLUSARCZYK: Lost in the mail, yes.

MR. CZECK: But we did -- we did give a forgiveness and, changed the by-law so if somebody comes in to you hey, I lost the bill, you're authorized to --

MS. SLUSARCZYK: Yes, once every three years.

MR. CZECK: We can waive that, which I think is a good thing because it does happen. It happened to me once.

MR. SULLIVAN: I do too. What I'm saying again, that's not the problem we have in the park. The problem in the park is different.

MR. CZECK: Well, obviously if Imperial owns the unit --

MR. SULLIVAN: Are there places in the park where people own the lot.

MS. SLUSARCZYK: They lease the land. Imperial owns that land.

MR. SULLIVAN: All the land?

MS. SLUSARCZYK: Yeah.

MAYOR WOODWARD: There are places in the park where some people own their mobile home but lease the land, and there are other places in the park where they rent the mobile home with the land.

MS. SLUSARCZYK: Yes.

MAYOR WOODWARD: They don't own any of the land, that remains the ownership of Imperial. But they could own the mobile home or rent the mobile home.

MR. PETERSON: So why can't you -- because they pay transport tax on the home itself, why can't we assess it.

MS. SLUSARCZYK: You can't. It's Ohio Revised Code.

MR. PETERSON: Really?

MS. SLUSARCZYK: I asked the same question in my learning curves years ago. Personal property.

MR. CZECK: There's two types, personal property and real property.

MS. SLUSARCZYK: That's personal.

MR. SULLIVAN: I know not long ago we had one over there where somebody was trying to move in and they couldn't collect the money because the person had

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gone.

MS. SLUSARCZYK: I don't know specifically which one you're talking about. But sometimes -- we've received a lot with Imperial that when they know that Mike Sullivan is selling his home to Chris Peterson and the sale will take -- the final transaction will take place on June 30, they send us a letter that says Mike Sullivan sold his home to Chris Peterson effective June 30. So, a red flag goes up to us, we wait for the phone call, Chris Peterson comes in to apply. It's like well Chris, we'll take your application and hold your deposit providing that the current owner cleans up their account. And, you know, like I said we tell them what is happening there. But if you never call, that service is in your name, we can't do anything with it because he is permitted -- or the application is in Mike Sullivan's name. So, Mike Sullivan's bill will continue to grow no matter who's using the water at the other end of that until he closes his account.

MR. PETERSON: That makes sense.

MS. SLUSARCZYK: You can't shut his water off; he can't shut your water off because the mad as hell ex-wife calls and says shut my water off at blah-blah-blah-blah. Well, if it's not in her name she can't shut -- it's just the same reason we read the legal news. Oh, they are getting a divorce, who's name is it in, we've got to watch for that to transfer and see. They do play those games. You had a phone call not too long ago where she was mad because her name wasn't on the account, it was in the husband, and he had to call and he didn't call and -- but she wanted something on the account and it's like I'm sorry, you're not the account holder. Well, I don't know whatever happened, if it was resolved through another staff member in the office or if she -- the situation just went away because it wasn't his request. We don't know the situation sometimes, we just know we have to protect the account.

MR. SULLIVAN: Well, and we had some too where they came to us and said there's no trailer there anymore and we were charging the minimum charge.

MS. SLUSARCZYK: That's because your rules say if there's a tap in the system there is a fee. Now if I -- okay. We have -- over on Palmyra and Lyntz Road there's vacant land that when the water line was put in, they said I want a tap. They pay the tap-in fee, you know, or they didn't pay a tap-in fee because the Village put them in when the line was installed. So, their cost to the system is now the minimum monthly bill. So, when they come over and say okay, I sold that property, a house is going to be built there, there's a tap in the system, they connect to that tap, there's no tap-in fee. That \$1,500 is exempt because the tap was there, provided they maintain the account. If they don't maintain the account or waive the tap, say I don't want to pay it anymore, I'm never going to sell it, the kids come back and say there was a tap there, the tap was abandoned, now you pay a tap-in fee if you want to use it.

MR. CZECK: Makes sense.

MAYOR WOODWARD: I can personally attest to that. I was here --

MS. SLUSARCZYK: Not my rules.

MAYOR WOODWARD: My mom was here just last year sometime for that very reason. We have a lot of properties that have taps and we were paying a minimum fee, and it was the commercial \$30 minimum. And it was like why are we paying this tap fee for it to just sit there. Well then, she asked the Board, and the Board agreed to allow that to be what -- I mean, what's abandoned?

MS. SLUSARCZYK: Abandoned.

MAYOR WOODWARD: Well, did anybody actually go dig it up and abandon it? It's still -- it's still in the ground. We're not paying for it anymore. But if the next person comes along and wants to hook into that they will have to pay a new tap-in fee, and the tap is already there. So, it's kind of -- you know, it wasn't -- we weren't happy with that, but whatever.

MS. SLUSARCZYK: It's tracking the tap basically, so you know it exists. And with the E.P.A., if there's taps in the system you pay a fee for each tap in the system.

MR. PETERSON: Correct.

MS. SLUSARCZYK: Yeah. So, you have to keep track of the taps.

MR. PETERSON: License to operate you do have to pay for every tap in the system.

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MS. SLUSARCZYK: And if you don't have an account with a fee, how do you maintain that? Each service had an address, or each service.

MR. SULLIVAN: So, then you're saying we shouldn't write those off?

MS. SLUSARCZYK: Mike, as a Board there's different things --

MR. SULLIVAN: I'm talking about the park now and the empty lot.

MS. SLUSARCZYK: If it was for used -- water used I would never write it off. If it's fees, it's fees. But when you -- we have to -- as the department must pay that water bill or that sanitary sewer bill, if you write it off somebody is paying that bill; and if you do that enough, it's going to cause everybody's rates to go up. But if it's fees, that's what I would look at. You know, I'll meet you halfway, we'll write off the fees; but you're paying for the water used or the sewer used. That's your call. That's why there's three board members, you know what I mean. Again, I just carry-out your wishes.

MR. PETERSON: To the Mayor's point, not that I'm trying to give Darren more work, but if the tap's abandoned the tap should be abandoned. That's just my feelings about it. If they're not paying for it anymore, we're going to charge a new tap-in fee, that tap should be abandoned.

MR. BIGGS: What are you saying?

MR. PETERSON: I'm saying go down and dig it up.

MR. BIGGS: That's not on the top of my priority list to dig up a tap. It has grinding on top of it. I'm sorry, it's not on top of my list.

MR. PETERSON: It will not be on mine either. I get it.

MR. BIGGS: But Monday we'll get my crew on it; we'll have it done. Not a problem. We'll get right on that, Chris.

MR. PETERSON: But after they abandon the tap and they're not paying the fee anymore, how are you tracking that?

MS. SLUSARCZYK: The tap has been abandoned, it doesn't matter. If somebody goes to that parcel and says I want water and they --

MAYOR WOODWARD: And it's actually going to get re-tapped.

MR. BIGGS: We're just going to turn off the corp. We turn the corp. back on.

MR. CZECK: Right. It's such an issue that will happen so few times I wouldn't even -- I'm not going to change anything for that.

MS. SLUSARCZYK: And I actually think the tap was damaged for your mom's situation and/or the curb stop, something was damaged and not --

MAYOR WOODWARD: At one of them it was. But there were multiple properties I think that she asked for abandonment on because they consolidated parcels.

MR. PETERSON: Okay. Let's circle back. So are we looking to adjust any of the deposits, because I know that was brought up and discussed and --

MS. SLUSARCZYK: I would -- if you're considering that, I would say sleep on it until we see what the water rate is going to do with MVSD --

MR. PETERSON: I'm good with revisiting it.

MS. SLUSARCZYK: -- and make our changes once.

MR. CZECK: Because if it goes up dramatically, we'll have to make lots of changes.

MR. PETERSON: Whatever it goes up I believe we should.

MR. CZECK: We have to pass that on.

MAYOR WOODWARD: Wouldn't you rather make small increment adjustments, but you're talking about --

MS. SLUSARCZYK: I'm saying make the water rate adjustment if you're going to adjust the deposit amount at the same time.

MAYOR WOODWARD: Oh, okay.

MS. SLUSARCZYK: You adjust the water rate.

MAYOR WOODWARD: For the deposit. I'm thinking about the water rate.

MR. CZECK: We'll see where that goes.

MR. PETERSON: I'm the wrong person to ask because I believe there's -- there should be a 3 percent increase every year. And that's what we do and it works.

MR. CZECK: Where are we at? We got so far off --

MR. SULLIVAN: And I do think that we went almost seven years without

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any, and Chris Kogelnik says you have to raise the rates, you have to raise the rates.

MR. PETERSON: Well, to the consumer it's a much easier -- you don't notice a 3 percent increase, you notice a \$2 increase. I mean, you feel it, you know. We have fixed income people in the Village and just --

MR. SULLIVAN: About 60 percent.

MR. BIGGS: Everybody.

MS. SLUSARCZYK: Everybody is fixed.

MR. BIGGS: Everybody.

MS. SLUSARCZYK: But on that same note, when the rates weren't increasing in that seven-year period, because as you know the Mayor said the rates are artificially low, I will argue that point because at the time the rates were last adjusted in our artificially low statement, coming in -- we had a contract pending out there for Lordstown Energy Center. And had they been charged a realistic surcharge or a water rate, the residents of this Village would have never seen another water rate increase. So --

MR. SULLIVAN: For sure.

MS. SLUSARCZYK: Are the residents funding the growth in this Village through the Water Department; yes, they are. Yes. So --

MR. SULLIVAN: But we already knew at that time that he did the 10 cents.

MR. PETERSON: Okay. Keep us on track. So, this is where I'm at. Good with all these. So, here's my vision -- I have lots of visions.

MR. SULLIVAN: All right, a man with a vision.

MR. PETERSON: And this is just how we did it where I work, and we can do it differently if you guys want. I would say Cindy and Darren go through this; say hey, I think this needs changed. They're here on a daily basis. I think this needs addressed, we have issues with this. They go through it; they come back to us with changes. We all read it, see if we see any changes that need changed. Does that make sense to everyone?

MS. SLUSARCZYK: Chris, these regulations are new.

MR. PETERSON: Yeah. So, they're fairly new, so there should be very few changes. If you guys want to do it on the fly now, I'm good with that.

MS. SLUSARCZYK: I guess my question to you is if you get the complaints, what complaints are they that are persistent and can they be controlled through these Rules and Regulations.

MR. PETERSON: Probably the biggest complaint I know that I get is people coming in and not being able to -- you know, my mom died, and I can't pay the previous water bill because they can't -- that's probably --

MAYOR WOODWARD: I get those phone calls.

MR. PETERSON: I know the Mayor gets them too.

MS. SLUSARCZYK: If a water bill is out there and your mom died and you got your mom's mail, the rate of the bill is on there. If your mom's water is going for shut off, on the shut off letter the rate -- the amount due is on there. So, if I ignore my mom's mail then I don't know what is due on the water account. But if anybody that has lost a family member or something in that situation, I tell them you don't have to change the account if you're going to sell it and get rid of it. The only problem we have is that the post office will stop delivering your mom's mail at some point in time. Don't call the post office and tell them my mom's deceased, stop -- you know, don't initiate that with the post office. So, they could watch for it. And then I give them something and say listen, her bill is due April 4, July 4, you know, whatever calendar -- it's every three months. Whatever it is, watch for that time. If you're using water, you know, here's the rate sheet, you can see what she's used historically or they can put a credit on the account, anything they want to do. If they contact us beforehand, I will show them a way to manage that account through that whole situation until they can sell the property.

MAYOR WOODWARD: Is there anything in here that says you can't tell somebody else the amount of somebody else's bill though? I mean, like where is that coming from?

MS. SLUSARCZYK: That's account protected information. That was

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through Paul Dutton, that's been verified with the state auditor.

MAYOR WOODWARD: Is that in here?

MS. SLUSARCZYK: That's law. It's account protected information. It's like a credit card being --

MAYOR WOODWARD: I would think account protected information would be like the Social Security number or their phone number so that, you know, like an ex-spouse can't find information about their spouse. But why would a spouse come in and ask for -- or an ex-spouse ask for an account balance unless they want to pay for it? But to me it doesn't seem like that would be account protected information. The --

MR. CZECK: Let's have that clarified.

MS. SLUSARCZYK: I think you asked him for that.

MAYOR WOODWARD: The directory information to me would be the stuff that should be protected.

MS. SLUSARCZYK: But did you ask Matt at -- I think last month just recently, he was going to check that for you.

MAYOR WOODWARD: Okay. So, I didn't --

MS. SLUSARCZYK: I don't know. He didn't give anything to me. But at the one meeting you had asked. I don't know if you asked for it or Chris asked for it or who asked for it, but it was asked for at a meeting from Matt.

MR. PETERSON: I will ask him tonight.

MS. SLUSARCZYK: Bill Blank challenged that same question, because Paul told me it's the financial part of the account is what is protected because as a municipality things are open to public records. Do they have water, is there water service, yes. It's the financial information on the account that's protected. So, when Bill went to his thing with the state, he had actually checked with the state auditor. And at the meeting they told him no, and then the next morning they wrote him back and said sorry we were mistaken, they verified that it is account protected information. And I still have that e-mail upstairs. So again, please -- if Matt can find something different, we'll do what we're supposed to do.

MR. PETERSON: And maybe Matt has it for the meeting. I didn't see an e-mail.

MS. SLUSARCZYK: With everything Matt has on his to do list --

MR. PETERSON: He might have gotten busy.

MR. SULLIVAN: Is Matt coming to the 4:00 meeting?

MR. PETERSON: Yeah. So that's probably the biggest number one thing that I see in this. Does anybody else --

MR. SULLIVAN: Well, I think you're right. We should read over it and see if there's any particular issues that we need to address.

MS. SLUSARCZYK: And at the beginning of the meeting you mentioned with the rentals in Imperial to no longer flip those accounts, they should go back to the landlord and stay in the landlord's name. Is that after you revise these, effective -- I mean if you're going to want us to enforce that, I would recommend a motion to say they should not have been flipped, you know, whatever you want to do, or if you want to do it later. But for us to mark a time --

MR. CZECK: Yeah, I agree with that.

MS. SLUSARCZYK: -- within the department as to why it changed.

MR. SULLIVAN: We need to understand that whole agreement better with

MR. PETERSON: Well, we can schedule a meeting with Matt to go over the agreement to understand it. Because it's been a long time since that agreement has really been looked at, and the water agreement has never been updated sense '87, right?

MS. SLUSARCZYK: Well, it's my understanding that next November it expires.

MR. PETERSON: That's sewer.

MS. SLUSARCZYK: No.

MR. PETERSON: That's water?

MS. SLUSARCZYK: Right.

MR. CZECK: It's 10 years, right?

MS. SLUSARCZYK: It's November something. I think it's next

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November.

MR. CZECK: Even though there's no ending clause on that, 10 years is the standard.

MS. SLUSARCZYK: But in -- correct me if I'm wrong, but didn't Matt say that with the sewer issue that you gave him that notice that, you know, you do not want to renew that contract that you gave them?

MR. PETERSON: I don't believe we said we don't want to renew it. We said we were going to sit down with them and revisit it.

MS. SLUSARCZYK: Well, the water -- to renew a contract you can't change anything.

MR. PETERSON: I believe it was water and -- wasn't it?

MS. SLUSARCZYK: They have to enter into a new agreement, you want to terminate that agreement.

MR. SULLIVAN: Yes.

MS. SLUSARCZYK: And maybe come up with a new agreement or whatever you choose from there. I understood that they were told -- already told no when you were working on the settlement amount.

MR. PETERSON: Correct.

MS. SLUSARCZYK: Matt said how you enforce that is for them to understand that it's contingent upon the payment. When you -- you're not paying them until they agree to that. If you paid them up front then you have no influence over enforcing --

MR. SULLIVAN: No negotiating ability.

MR. PETERSON: If I understood correctly, we were not issuing payment until they sign the agreement that says both agreements will be revisited within a certain time period.

MR. SULLIVAN: Correct.

MS. SLUSARCZYK: Yes.

MR. PETERSON: That's the understanding.

MR. SULLIVAN: They won't agree to that.

MR. PETERSON: So, payment has not been issued obviously.

MS. SLUSARCZYK: Right.

MR. PETERSON: And he has reached out to their attorney and got nothing.

MR. SULLIVAN: Hasn't heard back since January.

MS. SLUSARCZYK: Would it be necessary for him -- I know it's still -- you still have a year-plus to go. But if you wish to non-renew that agreement, then he needs to prepare for water, the water side of it if you don't feel it's covered by the sanitary sewer clause because they didn't want to touch the water one.

MR. PETERSON: Yeah. I believe their argument was they do not want to -- I think they were okay with the sewer agreement. They didn't want to touch the water agreement.

MR. SULLIVAN: No, they don't what works for the Village and works for the rest of the residents of the Village is one water rate.

MR. PETERSON: Correct. Typically, with the most that I know -- and Darren can correct me if I'm wrong -- a mobile home park is one water meter, and they handle it from there. I know that's how Westwood Lakes is. You know what I mean. I don't know if there are some that are like ours. There could be, I don't know. But I believe that was tried before and they had a bunch of residents come because they feel they're not being represented the same way as everybody else.

MR. SULLIVAN: That's not true. That was always the threat.

MR. PETERSON: Yeah, I don't know.

MR. SULLIVAN: And we said let them come.

MS. SLUSARCZYK: To be clear, in I think 2007 or 2008 -- I started here in '06 -- Bruce said I can't guarantee the water past those main meters, that's my license. So, they attempted to abandon that contract or walk away from that agreement with them, and they did fill the community room with residents of Imperial insinuating that we called them trailer trash. It was everything. That was not the intent. It was to get them to either take over the billing or master meter

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Imperial and they could include it in their lot rent. But at that time Paul had me call every trailer park in Trumbull County and Mahoning County so that we could find and see how it was charged, and there was no individually billed account mobile home park in the area. For sure. Trumbull County -- I mean, I bet you we called 15 different places.

MR. BIGGS: Chris, before you came, I sat in a meeting with Ron Radtka about this and explained to him what I thought should happen. And to that point was the rent over there. And I say well, if that happens you guys will be treating them that way because you still have the option of metering those, we're just not going to. So don't forget that. Imperial still has that option, we're just not going to individually do that. If they want to charge them like that, they can do that, just like Westwood.

MR. PETERSON: Westwood does not do that anymore; they set a fee.

MR. BIGGS: They had a third party that would do that. So that's still an option. We're not taking that away. Don't forget that.

MR. SULLIVAN: So, they just charge everybody so much.

MR. PETERSON: Correct. The way Westwood used to be -- and I just know the manager there -- they used to have a third-party company come in, read the meters, and then they would send the residents a bill.

MR. BIGGS: Mike, they still had their bulk meters for the city. They wanted to individually charge their residents, so they hired a third party to take care of the meters and do the readings, correct? And that's what I'm talking about. Imperial would still have that option if that's what we want to do. We're not taking that away. Don't forget that I already mentioned that to Ron.

MR. PETERSON: Darren's license stops at the meter. He's not responsible for any of the water lines in Imperial. If they have a break, he doesn't issue boil alerts or anything, am I correct? He has no authority past the meter currently. So, I will ask Matt that question.

MS. SLUSARCZYK: Did they ever install flushing hydrants in Imperial? That was requested at that time in 2007/2008 to maintain the quality of water within Imperial.

MR. PETERSON: I thought they had a meter -- don't they have a flush point in the back of the park?

MR. BIGGS: There's one hydrant back there. I don't even know if it works, but it's there. On the end of our line, we do, but they don't or it's one we don't even know if it works. It's there, but that's it.

MR. CZECK: Is that enough for today?

MR. PETERSON: Yeah. Does everybody understand their homework? I'll say at the next meeting if there's any significant changes, we'll schedule a work session to discuss it. If there's not, then we can just do it at a regular meeting. If there's one or two things, then we can go through it and do that. Is that okay with everyone?

MR. CZECK: Yes.

MR. PETERSON: Okay. All right.

**MEMBER COMMENTS:**

MR. PETERSON: Any Member Comments. Member comments?

MR. CZECK: No.

**ADJOURNMENT:**

MR. PETERSON: Motion to adjourn.

MR. SULLIVAN: So moved.

MR. CZECK: Second.

MR. PETERSON: All in favor?

(All respond aye.)

(The meeting adjourns at 3:30 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 26th day of June, 2025.

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

Submitted by:

Approved by:

Cinthia Slusarczyk, Clerk

Christopher Peterson, President