

RECORD OF PROCEEDINGS
MEETING OF THE LORDSTOWN VILLAGE BOARD OF PUBLIC AFFAIRS
1455 Salt Springs Road, Lordstown, Ohio
October 5, 2022
3:00 p.m. to 4:45 p.m.

IN ATTENDANCE: Mr. Christopher Peterson, Vice-President
Mr. Michael Sullivan, Board Member
Mr. Darren Biggs, Supt. of Utilities
Ms. Cinthia Slusarczyk, Clerk
Mr. Christopher Kogelnik, Engineer

ALSO PRESENT: Mr. Kevin Campbell, President (by phone)
Mr. Don Reider, Utilities Committee
Mr. Bob McNutt, CT Consultants
Mr. Alan Frygier, CT Consultants
Mr. Tom Gallagher, Ultium Cells
Mr. Chris Petro, Ultium Cells
Mr. George Ebling
Mrs. Sharon Ebling

RECORD OF PROCEEDINGS taken before me, DEBORAH LAVELLE, RPR, a court reporter and Notary Public within and for the State of Ohio on this 5th of October, 2022.

MR. PETERSON: I'd like to call this special BPA meeting to order. Please stand for the Lord's Prayer and the Pledge.

LORD'S PRAYER

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL:

MR. PETERSON: Roll call please.
MS. SLUSARCZYK: Kevin Campbell.
(Mr. Campbell is not present at the meeting, but is participating by telephone.)
MS. SLUSARCZYK: Michael Sullivan.
MR. SULLIVAN: Here.
MS. SLUSARCZYK: Christopher Peterson.
MR. PETERSON: Here.
MS. SLUSARCZYK: Darren Biggs.
MR. BIGGS: Here.
MS. SLUSARCZYK: Cinthia Slusarczyk, present. Chris Kogelnik.
MR. KOGELNIK: Present.
MS. SLUSARCZYK: Kevin is on the phone. He's just listening in.
MR. CAMPBELL: Yep, I'm here.

CORRESPONDENCE:

MR. PETERSON: Do we have any Correspondence?
MS. SLUSARCZYK: No.

PUBLIC COMMENTS:

MR. PETERSON: Any Public Comments at this time? You're on the agenda so -- no public comments.

NEW BUSINESS:

1. Ultium Cells

MR. PETERSON: Seeing none, New Business, Ultium Cells.

MR. KOGELNIK: Do you want me to lead off on it?

MS. SLUSARCZYK: I think that would be more organized.

MR. KOGELNIK: So we invited Ultium Cells representatives here by way of Tom Gallagher. And Tom, who's your associate here that you have got.

MR. GALLAGHER: Yeah.

MR. PETRO: Chris Petro, facilities manager.

MR. KOGELNIK: And Mr. Petro, are you working at the facility on a daily basis?

MR. PETRO: Right.

MR. KOGELNIK: We invited the Ultium representatives to the meeting for a couple reasons. Number one, to get to know who the local person is from Ultium that we can coordinate with. We know through the workings of the water improvement project that we have been working with Mr. John Carl Zarella through the whole development of the project, and Bob has been on the phone with him almost on a bi-weekly basis. And so it's important, as one of the largest water customers in the Village, to have a good, you know, vibrant relationship and close-knit relationship with the Village and with Ultium so that we can meet their needs and so that we can understand how their needs may ultimately impact the Village's water system. And the other reason we wanted to talk with the Ultium's reps is because we were experiencing some anomalies inside the water distribution system where we have fluctuating pressures and flows that we want to just understand how the new Ultium facility is drawing water and what we might be able to do to better accommodate that to dampen those pressure swings and flow swings. And if we need to do something infrastructure-wise so we know we might need to do something infrastructure-wise in the public system to accommodate that. But it usually first starts off with a dialogue of how these things are coming to be, that sort of thing. And then one thing that I think Tom had addressed with me just by way of my phone call with him was even though the facility might be increasing in its employment numbers by almost another 1,000 -- would that be correct in saying that, Tom?

MR. GALLAGHER: No.

MR. KOGELNIK: What would be accurate?

MR. GALLAGHER: Yeah, so the -- the announcement for the investment for the Ohio site here is 1,100 people with the State of Ohio and also working with both the local and the county agencies. And so that was based on a three shift basis. We're operating on a four crew two shift basis, so we've increased our plant population by an additional 25 percent. So the number that we're referencing now publicly is 1,500. Our employment will likely be higher than that, will likely be in the 1,800 range probably. So --

MR. KOGELNIK: Okay. And therefore, I think you had --

MR. GALLAGHER: Again -- and I struggle because what typically is communicated in this meeting becomes public information, and so I guess it is by the nature. But you know, we haven't shared that publicly and it's intentionally because it's -- you know, it's a matter of -- it's a private matter of the number of employees we hire so --

MR. KOGELNIK: Okay.

MR. GALLAGHER: So again, it's a matter of competitive reasons we don't share.

MR. KOGELNIK: So -- okay, got it.

MR. GALLAGHER: It relates to capacity, it relates to the whole -- what we're doing with our customer, those kind of things. So it's not

typical, but a private employer would communicate its staff -- its forward and current staffing plans. But I think there's some in this room that believe that the employment change relates to water consumption, and water consumption has nothing to do with our employee base so -- other than flushing toilets, which represents less than five percent of our water consumption plans for the sight.

MR. KOGELNIK: Yep. And your wonder was accurate there with respect to whether or not we thought or were wondering whether or not water consumption or wastewater generation would go up. So that addresses that. It will not it sounds like.

MR. GALLAGHER: No, it's the same, yeah. And we have the same for all four -- all three sites that we've invested in.

MR. KOGELNIK: Okay. All right.

MR. GALLAGHER: As far as water consumption, the only thing would be in environmental difference based on heat days and humidity levels and those things, a factor on the HVAC system.

MR. KOGELNIK: The other thing we wanted to talk about as a group is the schedule for the water system improvements. It's my understanding that the water tower would be ready at the end of next year. Would that be correct, Bob?

MR. McNUTT: Yeah. We're looking at a September -- probably mid to late September, early October tank will be in full operation.

MR. KOGELNIK: Okay. Right now the system is being powered by way of a new booster station to provide and meet Ultium's demands, and that was what was originally intended. There's some site work going on at the perimeter or surrounding of the booster station to finish that up, and everybody can see the bowl for the new water tank being constructed and elevated piece by piece as time goes by. So that's where that sits. There is SCADA, that's the supervisory control data acquisition devices, and electrical gear communication equipment that basically measures -- well it doesn't measure, it communicates the controls for the water system; and there are some to-do items on that. Bob, can you speak to that, or Darren?

MR. McNUTT: Yeah. I'll start -- and if I miscellaneous anything, Darren, just holler, okay. So we have two water meters where the lines come in to the Ultium site, and the original design was to have the SCADA communication protocol connected there so that we would get information on how much water is being used every day and what's going on there. In addition to that, my understanding is Ultium also needs that information to go to your utility management system so you guys get the same type of data that you need. I think, talking to John Carl in our bi-weekly meetings and talking to the other folks involved, it sounds like their may have been so miscommunications with one or more of the subs and the right equipment did not get placed yet. So we've been working with John Carl and the Ultium team and our booster folks because they are also asking the SCADA to get connected. And I don't know, Chris, if they've talked to you or who at the plant. They are trying to get the final pieces parts in, and I believe that will be installed next month. The plan is to get all that corrected. So Chris, we're gonna make sure we're talking to your folks so whatever we do is talking to both so you guys get what you need and we need too. I think the dialogue has been open, I just want to keep it open. That should be going on next month, I believe, to have all that connected so Darren and his folks can see what's going on, you guys can see what you need to see, and that part of the system gets finalized or wrapped up.

MR. KOGELNIK: Okay. So I think that's really what we were wanting to talk about today. So if we can go back to the topic about the pressure and the flow swings that we've been experiencing in the Village. That's the thing that we really need to literally dampen or diffuse. We

have a couple extremities of the water distribution system that are seeing some really high pressure numbers that we definitely need to dampen in those areas because we're having water line breaks. So can we get an understanding of the flow that you're basically turning the valve on and off at the Ultium facility so that we can understand what amounts of flow you're drawing and when approximately or is it just sporadic.

MR. McNUTT: So if I can ask Alan to -- Alan and Darren went out to the plant and they met with your guys, and I think they got a pretty good education. Alan, do you want to kind of update us with what you've seen.

MR. FRYGIER: From what I've seen you have three pumps operating continuously VFD, and the VFD is trying to keep an average pressure of 80 PSI. You need 60 PSI for internal and fire suppression and the fire and domestic are kept -- it must be kept at 80 PSI continuously. We don't believe the pressure swings are necessarily derived from the 80 PSI and the pressure swings of those VFD's ramping up and down trying to employ that continuous flow. But for the most part those three pumps are going just about 24/7 trying to provide a constant flow of 80 and it's ranging from anywhere -- we saw, Darren, a suction from 60 PSI to 80 PSI, and it's just constantly moving up and down on that VFD.

MR. McNUTT: The issue is not what valve is shutting on or off real fast at all. What my take on it is if there's some way we can work to slow down how quickly your VFDs react, that's the issue. When I was looking at some pressure gauge data Darren sent me and what Alan and I were talking about, that's not a typical water hammer where you see a valve open or shut real fast. It just kind of goes up nice and I'm gonna call it even and then down even. It's not spiking, but it's still high. And I think that the reason is just the speed of the VFD and how quickly those are reacting to changes.

MR. KOGELNIK: Okay.

MR. McNUTT: So once this project is done -- this is a major project, and I want to make sure the BPA understands that as well. It's a big project. And when you design a job like this and you see what it takes at the end for everything to work right together, that's wonderful. It the time period between as you ramp up the flows versus the pumps getting done, the tanks getting done and all of the infrastructure getting done to really support all of that. So my take on it is the flow rate and the speed of the VFD. Eventually, once the tank is done this will all go away, that's by design. In the meantime though, we've been working with a couple things. The first one is -- and Darren can fill us in a little bit more -- we put a couple of hydrant surge relief valves out in the system. Did we put out one or two, Darren?

MR. BIGGS: One.

MR. McNUTT: And it seems to be doing a good job on the upswing now, yes or no.

MR. BIGGS: It would seem to be, but we still had a break after we done that.

MR. McNUTT: And we haven't put back out our pressure gauges, but what that should be helping is out on the upswing on the pressure because if it gets above a certain thing it burps. But what it doesn't impact or fix is when that pressure takes a dive because that is not allowing water back in to prevent -- you know, there's no way to get it from -- it doesn't prevent the low side of that. So we're still getting some swings which could end up having a low pressure. I'm thinking, Chris, the best way to go is -- is it Chris?

MR. PETRO: Yes.

MR. McNUTT: I think we can work together slowing down the speed

of the VFD. I would like to see if that can be done, because the real issue is that happens before the big booster station kicks on. So we've got the tank sitting there and you're pulling in from the one line, and when the tank falls low enough under the pumps kick on and refill it, but that is happening between when the big station is off --

MR. PETRO: Can we stagger the start and stop of the pumps?

MR. McNUTT: On your pumps? Potentially, yes. I think we should have a discussion about that. Maybe tomorrow we can kind of just put our heads together and talk through that. That may help. We're also looking at, with our pumping station guys, maybe put in a small jockey pump that we can recirculate 24/7, and that would also fix that problem. But unfortunately with our supply chain issues that we're all experiencing no matter what we're trying to buy, they're looking at that won't be available until sometime hopefully mid to late November. So we've really we got to work through the next four to six weeks, maybe eight, weeks try to solve this as much as we can without spending more money. But if we need to, I'm working on a plan to throw a small jockey pump in there that will fix the issue.

MR. KOGLNIK: What size pumps in terms of horsepower are in the Ultium system drawing the water? Are we talking 10 or 15 horse?

MR. PETRO: I think we shared those.

MR. FRYGIER: I'm looking at it right now. I don't have it off the top of my head. I think they are 500 gallon permanent pumps.

MR. KOGLNIK: VFDs, just by their nature, are able to be programmed for however long you want them to ramp up to the set speed or frequency and however long you want them to ramp down. So I don't know who your contractor or equipment provider was, but they can help you to dial that in or adjust that. That would be the simplest, most cost-effective and quickest attempt to try and see if you can get a result from that.

MR. McNUTT: I think we just got that e-mail yesterday or Monday. Wait, what is today?

MS. SLUSARCZYK: Wednesday.

MR. McNUTT: Yesterday or Monday we just got the e-mail with your pumping date on it, so I haven't had a lot of chance to look at it yet. But that's what I'm thinking, just adjust the speed of that. Because it's not the pressure; who cares what the pressure goes up to on your side, that's not the issue. It's just how quickly that water is changing in and out there, and that is what is causing the issues here.

MR. KOGLNIK: I think your explanation, Bob, on the down swing really helped me because I didn't understand that. On the upswing, the high amounts of pressure, I can understand how a valve could be put onto the system in order to burp it at a high pressure to expel a small amount of water, but not for low pressures. So that really helped. Well, I guess if we can coordinate with you, Chris, and understand when your -- when you have had a chance to take a look at your VFDs and adjust them that would be good for Darren and Bob McNutt to understand that.

MR. PETRO: Yeah. It will only take a few minutes to look at those parameters, so no big deal.

MR. KOGLNIK: Good. All right. I think that was it regarding Ultium unless the BPA has other points of discussion.

MR. PETERSON: I don't have any questions.

MR. SULLIVAN: No.

MR. KOGLNIK: I want to thank Tom for taking my call and Chris for coming in and getting, you know, an introduction to Chris there so it's -- the Village values you as one of their best water customers and so that's why --

MR. SULLIVAN: But we don't want to shut off the water for the

whole Village on a down swing or upswing.

MR. GALLAGHER: We need to get the water tower. When we started, the water tower was to be done this year, so we're running behind. Again, it is what it is. We know the story on the water tower, don't need to go through that field one more time. But the bottom line is yep. And again, keep in mind this is so -- we gotta balance. We need immediate pressure and full force for the fire protection system. It's an elaborate fire protection system for a 3 million square foot facility. We need pressure on time, and we're counting on it for redundant resources. Part of the reason how it's judged is built on the assumption of having an on-site adjacent water tower with two lines pressured in with redundancy plus serving the fire protection. So it's not a matter of -- I think it's designed with the assumption of having that water tower is my judgment. But we can talk to Gresham Smith, they designed it, Barton Malow installed it. We understand your request.

MR. McNUTT: And a big take-away here from my perspective -- and I think that came across when Darren and Alan were out in the field with your staff -- we want to work together because it's in both of our interests to make sure neither of us loses water. Because if we end up having a main break on the 24, we're all out of water, that's the end of the story. As we do with every water customer and every citizen in any of our communities that we work with, we're here to be a team member. So appreciate your staff really helping out with that because that's huge, that's a big part of this.

MR. GALLAGHER: Okay, no problem.

MR. PETERSON: Darren, do you have anything to add?

MR. BIGGS: I do. One thing I didn't really hear mentioned is this is of utmost emergency needs to happen today. Not let's see what we can do, let's go out again. There's too many problems in the town right now for me to be dealing with and we gotta get it straightened out. We've been trying, I know everybody is, but I don't want an I'll get to it tomorrow, we'll see what happens. We need to get it figured out between CT, myself, Ultium, whatever it takes, because it's actually -- it's really serious. So I'd appreciate any involvement in solving this problem. The other thing is just to make the BPA aware that -- I don't know, you guys call it lines you're running right now, is that what you -- in production. There are like two, and I believe by next year September they are looking at ten.

MR. GALLAGHER: Correct.

MR. BIGGS: We're not gonna be ready, so we need to plan on that or whatever we need to do to help them out if that's their plan right now. They're gonna --

MR. SULLIVAN: But does that go to what Mr. Gallagher said, that it won't change the amount of water?

MR. GALLAGHER: Yeah. So we gave peak demand water on gallons per day basis, you know, and we're under that on an average basis now. What's changed, we'll be tempering more space with lower humidity which requires us to change over there and run more dehumidification units, so that drives water out of the cooling tower system. So it's not as there are -- there is water used in our process, but the big driver will be the people tempering the space, the cooling tower, the make-up; we have association with both. So that will be the driver. So you're right, we're tempering the whole plant, but -- and it will be higher in the summer than the winter just by humidity levels. So that's the other driver, it's seasonal. So again, I think we stand by those estimates, I think we'll be below them generally. But yes, from a line perspective you're right, that changes. Employment will be driven by that, as will the annode use that requires DI water for usage. But anyhow, it's gotta be the cooling tower and the DI weight water make-up and anything we do with fire. It's all recovery, yeah.

MR. McNUTT: I think what might help, Chris, when you're looking at that information, maybe Gresham-Smith has this, where are we now with our gallons per day or gallons per minute and then what do you kind of see it ramping up to as you add these different lines and different areas in. That way, as we're looking at how far to solve this that we keep not just October of 2022 in mind, but we keep July of 2023 in mind too; that whatever we end up doing here, to make sure we take care of all that until the tank gets on. Right, Darren?

MR. BIGGS: Absolutely. The only other thing I had to be able to help Ultium out too is if you do see any changes at the plant or anything you see, don't be afraid to keep it a secret. We need to know that so that we can do what we need to do to supply you with water. So anything you can think of that hey, might be a problem or whatever else -- like you know, you filled out this PPE right at the beginning so that we could design it to your specifications, but now obviously things change and progress. If you got something, feel free to let us know and we can get ahead of it.

MR. GALLAGHER: Yep, understood. Thank you.

MR. PETERSON: Kevin, do you have any questions?

MR. CAMPBELL: No, I do not. I appreciate them coming in and, like everybody else, we understand better what the situation is; and hopefully we can all work together to alleviate future problems. Thanks.

MR. PETERSON: Thank you very much for coming in.

MR. McNUTT: So Chris, let's try to get on a conference call tomorrow morning.

MR. PETRO: Okay.

(Mr. Gallagher and Mr. Petro leave the meeting at this time.)

2. SCADA

MR. PETERSON: Next item on the agenda is SCADA. Chris or Darren, do you guys --

MR. KOGLNIK: Well, the SCADA was actually a topic that we just talked about for Ultium, so I don't have anything more.

MS. SLUSARCZYK: Well, I do. You said they are building in and incorporating it. Is it part of the one of the projects, or is the expense going to be -- yet to be addressed?

MR. McNUTT: It is part of the Ultium project.

MS. SLUSARCZYK: Right. But in Ultium's projects we have multiple little projects. And how is the SCADA being paid for?

MR. McNUTT: It is being paid for through the booster pumping station project because that's where we're creating a lot of this new stuff between the tank and the pumping station. So that's where it's physically housed.

MR. BIGGS: Bob's in talking about that SCADA also, we're -- the one we're using now, they are having trouble with basically 5G and all the new stuff. I want to make sure we have everything we need. I don't know if we need new readers and the booster and everything else. I don't know if any of the upgrade or anything can be added in if we do decide to upgrade. So something to think about I guess.

MR. McNUTT: Let's get together and figure out exactly what pieces of equipment you're looking at or which parts. Maybe we need to have another conference call with our SCADA folks, figure out what is working well and what really might need to be replaced and see what we can do about that.

MR. BIGGS: All right.

MR. KOGLNIK: Is that it for SCADA?

MR. PETERSON: Yeah, unless anybody else has anything else.

MR. KOGELNIK: If I could, Chris, could -- I will ask that item number 4, the Water Rate Study, be moved up so that Bob and Alan might be able to leave a little earlier. They have another commitment.

MS. SLUSARCZYK: You can move it. It's still on the agenda.

MR. PETERSON: We can do that?

MS. SLUSARCZYK: Absolutely.

MR. PETERSON: That's no problem.

4. Water Rate Study

MR. PETERSON: So Water Rate Study.

MR. KOGELNIK: Yeah. So for the benefit of you specifically, Chris, we invited Bob here and Alan to go over the water rate study and any questions you might have because you weren't here when the rate study was actually developed I don't think.

MR. PETERSON: Correct.

MR. KOGELNIK: And you know, given that Bob was the author of that and that there's a lot of variables that went into it, I thought it would be helpful to have Bob here to kind of go over the generalities of how that rate study was built. So Bob, I'll let you go through that; and if Chris has any questions, I guess he can ask them.

MR. McNUTT: All right. Well when it comes to rate studies, as many of you know I can bore you to tears. Right, Cindy?

MS. SLUSARCZYK: I think it's fascinating. I love it.

MR. McNUTT: Rate study is just one of the many things that we know. And I know our residents don't particularly like to hear the rates go up, right, nobody does. Even some of my own cousins found out that I did a rate study that increased their rates, and they weren't too happy with me. But the reality is we have to look at our rates periodically because it's important to make sure that we have the money to do the projects that we have to do. Enough, long story short. E.P.A. with the Asset Management Plan law has now basically by edict, by law, we as a water utility all across the State of Ohio have to look at our rates every three years. That's a requirement. And as part of that, we need to make sure that our rates include the capital that we need per the Asset Management Plan that has to be updated every single year. So that's really, really important. As a general statement I say that many times, and I do a lot of these rate studies and I face a lot of counties and Boards and we discuss them. Number one, there's three types of communities for water system -- or rates, whether it's water, sewer, or storm: The communities that have already raised their rates, those that are in the process of raising their rates, and those that are going to raise their rates. And then it repeats because we have to do this every three years, and that's the reality. We know right now we're in a situation of hyper-inflation. No matter what you do -- gas just hit four bucks a gallon. I can't believe it, I got gas Sunday for \$3.50, next thing I know on Tuesday it's \$4.00. So that was yesterday. That's just a reality that we all live in. And guess what, our water systems, our sewer systems, it's no different. We still have to deal with that because Darren needs gas in the trucks and diesel in the big equipment. We have to have chemicals, electricity, all that changes it when it comes to rates when it comes to what you need to do this system. Now the question I had, before I really get into some nuts and bolts, is we did this rate study last year, 2021. We talked about what we needed and why we needed it. And just to get updated, Cindy, I haven't heard, we haven't really incorporated those rates yet, have we?

MS. SLUSARCZYK: No. And actually we did the rate study in 2020, we finished it in 2021. But we did two, one with TEC and one without TEC.

MR. McNUTT: And the big difference, the one if we included a large customer such as TEC is essentially we'll be selling more water and then we can reduce our rates. The one without TEC was saying this is what we're up against with Ultium, with LEC, and with our current customers and that's it. And that rate really should have been implemented beginning of this year.

MR. SULLIVAN: Well, I don't think Ultium was factored into the rate study.

MR. McNUTT: Yeah, they were.

MS. SLUSARCZYK: It was.

MR. McNUTT: I had Ultium in there. I had a couple different scenarios. One was with Ultium, they are a big water user -- the little bit we get the scraps from LEC, that's just reality -- with the scraps that we get from LEC -- we get a couple pennies per whatever gallons we sell -- Ultium, and then we looked at that first and said here's what we need to run our system based on the customer base we have and what we expect Ultium -- because we had to ramp up Ultium because they are going to be using more and more water as more lines come in and as more expense goes into the system as well as more water is being sold. So that we had. Then we added well if TEC comes in. My final on that was once that extra water comes in and we're selling more volume, then we can start bringing down that unit rate for the water sold. It's not rocket science really, it's how much money do we need to run our system. Just like making cars. If we need to make -- or sell a car for \$10,000, it costs us \$8,000 to make it, we need to know what the difference is. Same thing here, if we're selling a lot more we have an economy of scale. And so that's what I looked at between Ultium and then maybe adding TEC in the future. And I understand, Chris, you had a chance -- you were given the rate study information, so I mean I don't want to bore everybody with lots of technical stuff. Did you have any questions at all about what you looked through or is there something you would like me to talk about specifically?

MR. PETERSON: Not specifically, no. I mean, I looked over and I understood most of it. Some of it was I'm still reviewing and going back over. I guess the rate study I was a part of, there's fixed costs and then there's variables costs; is that correct?

MR. McNUTT: Correct.

MR. PETERSON: That's what I've always been taught.

MR. McNUTT: And one of the recommendations I had with this, there is fixed costs that every system has whether it's debt, personnel -- hopefully we don't lose personnel. And I'll use that as a stomping ground again that I'm pretty good at. We're losing more staff; in my opinion -- and you guys can fire me later -- because we're not paying the right amount of money to retain that staff. And that's not only Lordstown, this is happening with a lot of our clients. So we need this type of a rate study so we can have the revenue we need to keep our staff. Darren's facing that right now. So I'm gonna say this. Fixed costs are your staff, that's people that no matter how much water you sell or how little you sell you still have to pay staff. If you have debt, you still have to pay debt. There's other fixed costs that don't change based on the amount of water you sell. The variable costs are things like, well, we buy water from Niles. If we buy more water that cost goes up, that's variable. If we had a treatment plant, as we make more water on our chemicals and electricity goes up, which is what happens to Meander water; that's why we pay more as we get more water. In a rate study situation what you're trying to do is have the minimum portion of the bill that captures as much of that fixed cost every single month or quarter. Do we do by monthly or quarterly?

MS. SLUSARCZYK: Quarterly.

MR. McNUTT: Recommendation, go to monthly. We can talk about why that's good. Residents get a bill much smaller but every single month. It just makes it easier for me budgeting my bills to pay mine that way. Human nature. Most places we've gone to that had quarterly they've all been going to monthly for that situation. It just makes it a lot easier for the residents to budget that. Where was I going with that? Fixed bill. So if you collect as much of that fixed bill every single month as you can, it really protects your water utility. Here's an example. If all of our water costs were just in how much water we consumed and you don't cover the fixed bill separate, if we were to lose a customer like Ultium or another large customer and all of that fixed cost was stuck into the amount of water you sell, when they're gone a lot of that water's gone, a lot of that revenue's gone, but your fixed cost is not gone. So we always try to have a minimum bill to cover the fixed costs, or at least the greatest percentage we can in a given community; and then the variable costs are usually covered in the consumption or how much water I use. That's what you're asking about?

MR. PETERSON: Yes, correct.

MR. McNUTT: That is how I thought that up, and that's my recommendation that that's how we should be billing. And I don't remember, Cindy, how our current water rates are set up or what our capacities are with our billing software.

MS. SLUSARCZYK: The billing, it's -- truthfully, to bill monthly we don't have the staff. We can't put out all those bills in one month with one staff member. The software will allow us to change our biller or accommodate our billing --

MR. McNUTT: Okay.

MS. SLUSARCZYK: -- either way. I mean, it's how we program it that permits -- what was your other question?

MR. McNUTT: Well, I just want to know -- and right now we only have a demand charge, we don't have a minimum bill?

MS. SLUSARCZYK: We have a \$3.00 minimum monthly fee, which is supposedly the cost of preparing and mailing the bill. It's not any of the fixed costs for the department or it's in our water rate. Our water rate encapsulates supposedly all our -- you know, our asset management and our water distribution costs.

MR. KOGELNIK: I wanted to say something about the asset management because I think that that's a first read before understanding the water rate study. Right, Bob?

MR. McNUTT: Say that one more time.

MR. KOGELNIK: The Asset Management Plan is necessary to understand the lay of the distribution system and what its -- you know, its problems are, where it's going, where it's gonna grow. So that when you go into the rate study, you know what the rate study is going to eventually try to pay for.

MR. McNUTT: Correct. The more, I'm gonna say, preliminary study you can do ahead of time, like the Asset Management Plan that we have -- we, the Village, have the Asset Management Plan; we, the Village, hired CT to do a master water plan -- now we have an idea of what we need both to replace what we already have. That's what the asset management plan is; how do we manage all the pipes, tanks, rolling stock, buildings, everything that's part of the water utility? How do we manage everything we have? That's what the Asset Management Plan does. And the master plan is looking ahead at where do we need to fix our system, whether it's hydraulically, we have an issue with our building where we have equipment and crews and the SCADA system, what do we need to do to set the system up to run most efficiently.

MR. KOGELNIK: So we have --

MR. McNUTT: We have both of those.

MR. KOGLNIK: This has been a very dynamic year obviously for the Village if you were to look from 30,000 feet down to the Village at the water distribution system. Just think about all the things that have happened, you know. You've considered, and the Village has now approved, a water line from Warren to come in here; and then once the TEC facility is up and running there should be some cash generated from that. And so how does that cash land in the -- you know, in the water rate study and how does that help to offset some of the debt and costs that come from, you know, the growth that happened to the Village. We're seeing right now that there's some repairs being made to portions of the distribution system. In fact, one of the things on the agenda today is to replace a small section of the distribution system. So that's part of what we're talking about. And then the Village has authorized us to start to design for a rather long water line, you know, on Hallock Young Road and the replacement of the booster station. So I think what we need to be doing, and we're gonna need some help to do that, is to have some back-checking each year on the Asset Management Plan and reconciling that with our rate study going forward. As Bob said, these things are not meant to be static, they are meant to roll with the punches so to speak.

MR. McNUTT: And a plan is just that. We might think we're going in this particular direction and then some major thing happens. Chris, you weren't here when I did several presentations actually about the massive changes to our distribution system. I mean, we were selling 300,000 gallons of water a day. That was it for like a long time. And then LEC came in, and all of a sudden we have a customer using another 1.5 million gallons verse 0.3 million gallons. I mean, that's the type of growth that every water utility out there loves for the most part. Selling a lot of water, that's awesome. And Ultium comes in and they are looking at an amount of 2 million gallons and TEC wants 5.5 million gallons. And this is a situation nobody else in this area has that. Nobody else in the State of Ohio has that right now. Maybe the chip plant down around Columbus, that will be similar. So this is very unique into what's going on here in the Valley. But number one, the Asset Management Plan needs to be looked at every year absolutely by law. Every three years by law we have to look -- when I say we, you the Village the BPA have to look at your rate study every three years and sign off that yes, you're doing all the things you need to keep your Asset Management Plan up. Our recommendation is not only do you need to keep your Asset Management Plan up, but you need to be looking at what you need for staff, for people, for Darren's group, for equipment, for facilities. I mean, there's a lot of needs here that have been talked about, quite frankly, for a long time.

MR. KOGLNIK: And as your Engineer, the one thing that we would aim to do, being that we have the Asset Management Plan that's been written, is we're gonna be recommending when to update that, as Bob said, annually. That's what the Ohio E.P.A. suggests. But if we can get ahead of that list that's on the Asset Management Plan, this is where CT performs best. If we can get a hold of that list, we can start to look for funding for you. You could see that over just this past year by way of me working with Cindy and Darren, we have moved that needle a little bit to go after funding for things. We were hoping to go for OPWC this year but we weren't in time. You know, this water line project out here would have been an ideal one. So -- but we're gonna make that happen on the Hallock Young water line next year. So that we're moving slowly and in the right direction, we just need to move a little bit more quicker.

MR. PETERSON: You're just trying to be pro-active rather than reactive.

MR. KOGELNIK: We're starting to get there, yeah.

MR. McNUTT: I think too much we have been reactive. This is my own opinion -- and I do this in a lot of places, but we've been reactive. I've been here preaching that we need to get in pro-active. We need to get these rates raised and we need to generate the revenue in order to do the things we need to get done. This really should have gone into effect a year ago.

MS. SLUSARCZYK: That's correct. A year ago last October I asked for this.

MR. McNUTT: That's me saying that. Thanks for verifying, Cindy. It's not like a fine wine; the longer you sit on it, it's not getting better.

MR. PETERSON: It gets more expensive.

MR. McNUTT: This gets a lot more expensive. I'm working on a rate study right now for a community that I have to go to their Council next week, and they have been doing the things the right way. And their recommended increases are six percent a year and that's it, which is pretty darn low where I come from because, quite frankly, usually when I get called in it's because you're in a problem.

MR. KOGELNIK: Yeah.

MR. McNUTT: And I hate to say it, but I don't think the Village is any different than that, you're in a problem and we're not being pro-active to fix it. That's my two cents.

MS. SLUSARCZYK: We don't have the support for pro-active fixes.

MR. McNUTT: I wish I could help that, Cindy. There's certain things I can't do.

MS. SLUSARCZYK: I agree. But again, this is where we're all preaching the same story; we just gotta have the support to move forward.

MR. KOGELNIK: I think too -- if I may, Cindy -- I have heard from many Village officials this year they want to be pro-active. So I think that at least they are expressing that want, you know. But the one thing that they can't ignore are the rules and regulations that this guy, Darren, has to comply with Ohio E.P.A. If something is not getting updated, they're gonna call him. He's the operator of record. And so we're here to support you, to remind you, to do these things. But internally you have your own motivation to want to move that needle on pro-activeness. Some communities Bob says do it and some don't. Our job is to be there for you.

MS. SLUSARCZYK: And I do think CT has supported every step of that. Chris, when Darren first took the Superintendent's job and TEC was only on the horizon then paused. I said we cannot be reactive anymore. We knew they were coming, we did our asset management, we did a water modeling of the system so we knew what the asset management plan needed to incorporate, we did the water rate study, we did all of our homework; but none of that has been endorsed by the Village. And financially right now the next three months I think we're requesting to be very reactive. And it might be at a huge expense. We have to. On this water rate study there needs to be an answer and a rate implemented at the next meeting.

MR. PETERSON: Okay.

MR. McNUTT: If you have questions specific to it, feel free to call me.

MR. PETERSON: I'm gonna be calling you. I want to have it in front of me.

MR. McNUTT: We can work through that Excel spreadsheet to help you understand everything I have in there. And our goal -- I think Cindy already has a copy of that, you guys should have a copy. My goal -- and I do this with all of my communities -- I don't necessarily want to be the

manager of this when it's done. Cindy did keep this up-to-date, her staff can help keep this up-to-date. This is a living, breathing document that you can do on your own. And some of my clients do that. But unfortunately many clients are in the same situation you are with lack of staff. And so I redo every three to five years, I work with certain clients again and again and again. In fact, the one next one is one I did in 1999. I haven't done it since then with them, but they came back because those spreadsheets have helped them and they will help you too. And Cindy, if you have any issues with that, if you want to see anything different, I know we've talked before, just let me know because I'm hoping you guys can use this as you go forward.

MR. PETERSON: And I don't know who would answer this question. Has there been any changes since they did in it in '20 and finished it in '21?

MR. BIGGS: There's one thing I wanted to add. In January MVSD is gonna raise their rates.

MR. PETERSON: That's something that would have to be taken into account.

MR. BIGGS: We don't know how much yet, but they are going to raise their rates in January.

MS. SLUSARCZYK: And regardless of that, that would be in addition to --

MR. PETERSON: Correct, yes.

MS. SLUSARCZYK: And the changes we have had is confirmed TEC is not going to be in our system so it would be applying -- we have to factor in them not on our system but yet with the revenue that we'll generate from them, that is something that --

MR. PETERSON: Is that something we need to have them update to --

MR. KOGELNIK: Yeah.

MR. PETERSON: I mean, make an educated decision.

MR. KOGELNIK: Yeah. So you know how much is coming in, so I think that you absolutely need to do that. And Chris, I tell you what, thankfully you've got a water background. I would think that would be wonderful if you could have some one-on-one dialogue with Bob and with Alan. Alan is gonna becoming a lot more integral on some of the design work underneath Bob, so you'll see his name a lot.

MR. PETERSON: Okay.

MS. SLUSARCZYK: If I understood Ultium, he didn't think, he said, they're under their projections for water.

MR. McNUTT: What he was trying to say is they gave us peak productions of what they think their water usage will be in the future. Where they're at today, they are under that. Where he thinks they are gonna end up will still be under that, regardless of what personnel they hire. That's what he was trying to say. What I was asking him specifically for is not just a peak. I wanted to know where we're at today, what they are using today, and I want to see the ramp-up as all of these new lines come on board, as the increase in their usage from what that peak might be someday versus what they are using today. We need to understand where they are going.

MS. SLUSARCZYK: Agreed.

MR. McNUTT: And when. Because that factors how we're trying to resolve these issues right now.

MR. PETERSON: And Darren, you are absolutely correct, they should be contacting you when they are ramping stuff up. I don't know how to enforce that, but they need to talk to him before -- you know what I mean.

MR. KOGELNIK: You've heard me say that it's important for the Village to have regular communication with their major customers, and

somebody at the Village needs to have that dialogue with these major customers. It's very important. Otherwise, you know, you're gonna have these oh crap moments where, you know, you're gonna realize too late that --

MR. PETERSON: There's a problem.

MR. KOGELNIK: -- that one of these customers needs this when we could have helped them if we knew it further along. So somebody from the Village needs to communicate on a regular basis with specifically just these large customers.

MR. McNUTT: As a homeowner I don't want you talking to me ever week because my water's not gonna change. Right, I mean, that's just reality. But when you're in a big company and you're using a million gallons of water per day today and tomorrow you're using 1.5 million gallons of water, that's a huge swing. That's the type of thing that requires and demands really a good open dialogue.

MR. KOGELNIK: Like Darren, he's been communicating with Foxconn every so often about whether, you know, what their water needs might be in the future. And every day it seems like I get a news bulletin that says hey, we're gonna be producing more cars or some cars or --

MS. SLUSARCZYK: Today.

MR. SULLIVAN: Tractors.

MR. KOGELNIK: Tractors, whatever. It boils down to water and sewer generation. So we're gonna be putting a water line right out in front of their facility. I think that that communication is gonna become important one of these days.

MS. SLUSARCZYK: Yeah. Bob, the other difference that impacts or will impact our rate study is the Niles contract we negotiated. We negotiated with the understanding that TEC would be on our system and, therefore, if Ultium isn't going to pull all their demand we may never reach that discounted water rate to lower our expense.

MR. McNUTT: Yep.

MS. SLUSARCZYK: So that's where we have to like tweeze into that new study -- how much did we build into that rate study for that, you know, with that discounted water rate. Because that was 90-some cents, 95, 96 cents a thousand gallons that we won't -- I don't believe we're gonna realize in the near future.

MR. PETERSON: I'm gonna ask the future -- obviously we're not gonna hit that number this year, correct?

MS. SLUSARCZYK: That's correct.

MR. PETERSON: Do we have the funds to make up the difference at the end of the year, because I know --

MS. SLUSARCZYK: What I was doing, knowing how this year started out and where the path was headed with the TEC project, I encumbered the funds for the full amount of the invoices, did not pay but --

MR. PETERSON: But it's encumbered.

MS. SLUSARCZYK: I believe I've encumbered that money.

MR. KOGELNIK: But in terms of reconciling, I would heavily suggest that, Cindy, you talk with Bob about when to make updates to that plan. As Bob stated, if there's things in there that you can simply update on your own, I think he's pretty much set that table so that that could happen. But it boils down to how much availability you have, which is extremely limited.

MS. SLUSARCZYK: And that's the thing. Now I'm not just Water, I'm doing finance. So my Water time is less than ever before. We have Becky, but Becky's not -- she's not doing any part of that. That's a long ways down the road to where I would still be able to work with the water rate study if I wasn't doing the regular basic needs of the water utility.

But again, it comes to staffing. Even if it's a part-time person or something like that so I can work on that and help -- I mean, Darren is required to do those things, but Darren needs our assistance with the software and the records and how much -- it's a team job, it's not a one-man job. So wherever the staffing comes in, he needs it more than I, I believe. But it's still needed, and upstairs too, to do that kind of stuff or we're gonna be forever reacting. It's been five years since we started planning.

MR. PETERSON: The changes that we have, how quickly can they be done and put into place to give us a good number on the rate study, now that we know about TEC and we have a little bit of a idea on Ultium?

MR. BIGGS: Bob, along with that I know the new 24-inch line, removal of the 10-inch line, everything that was all back and forth, where are we at in that? Is that incorporated in that now to be able to do that?

MS. SLUSARCZYK: No.

MR. McNUTT: That is not at all in a rate study. So in fact that's one of my questions, where is that overall. I thought I heard Chris say earlier that that's still kind of moving forward, that is absolutely a required secondary transmission line into the city.

MR. KOGELNIK: We're stating that the Village understands they are requiring of that of themselves to bring that 24-inch in. And MVSD has put out there in concept, in concept, that they would build that new 24 coming into the Village. But right now it's a legal decision between the two attorneys, MVSD's and the Village's, as to start that project. But there's probably gonna be costs and expenses in that project that MVSD is gonna say no, we're not gonna pay for that.

MR. BIGGS: I guess take -- what I'm getting at to put that in there now, Bob, we still need the 24. We already had the 24 come here, Lordstown denied it. We need it.

MR. McNUTT: You need the 24 or whether TEC come on board or Foxconn you need that, end of story. I've been preaching that since LEC came to town, I will not stop preaching that because that's what you need for your system.

MR. BIGGS: That's what I wanted everybody to hear.

MR. McNUTT: One main break on that 24, one main break on that, nobody in the Village has water, end of story. We're very, very minor, we can make -- tweak out a different through Niles --

MR. KOGELNIK: \$315,000 to replace the seven 24-inch valves with LEC. That now is going to go into the cost column because --

MR. McNUTT: I saw that.

MR. KOGELNIK: -- because LEC is not gonna pay for that most likely.

MR. McNUTT: I think that's a legal issue. On the financial side we can include whatever costs. And one of the big things that I put in the rate study is staffing. We -- as I mentioned before, we have been a very, very small utility, 300,000 gallons of water sold a day. And we've acted like a small utility, we've managed our system like a small utility, we've staffed it like a small utility. We aren't 300,000 gallons of water a day anymore, we're hitting 1.5, 2 and gonna be 3.5 to 4 pretty darn quick once Ultium comes up to full speed. That is a major difference. To run that type of a system Darren needs more staff, Cindy needs more staff, we need more equipment. And I know there's all these ideas thrown about maybe MVSD doing something or other. I'm not gonna get into that because all that is is a whole bunch of discussion right now. But we can't operate a utility of that size and magnitude the way we used to run a utility of 300,000 gallons a day. It cannot be done. If we keep going down this path we'll fail, it will not work. Already we just lost another staff person. This is not a good day. Now Darren's got twice the work on his shoulders. So we have

to change how we're thinking and how we're operating and managing of a mega utility, not a minor utility. Am I done preaching yet, Cindy?

MS. SLUSARCZYK: No. And the figures or the volumes of water he mentioned were based on the Niles supply line. Not that we have responsibility for TEC but we do with LEC, that volume of water does not include the volume of water that's coming from the City of Warren, which is like 2 million gallons a day from Warren for LEC.

MR. BIGGS: Total comes through this town it's about 5 million a day. Two years ago we did 167 million gallons of water came through this town and we're broke.

MR. SULLIVAN: With basically three employees.

MR. McNUTT: That's not the way to run the water system. I get hired to do this to tell you the reality and tell you what you need to fix. I get to go home tonight, Darren doesn't. He's gotta live with this every day, so does Cindy, so does the BPA. So I really feel for you guys. I give you my best advice, but at the end of the day I can't do it for you.

MS. SLUSARCZYK: It's hard enough keeping up with normal daily work. But the men have had six line breaks in six weeks, Darren. That's additional hours, and it wears what you have down.

MR. PETERSON: Trust me, I get it.

MR. McNUTT: You understand because you live it.

MR. PETERSON: I 100 percent get it.

MS. SLUSARCZYK: Not to mention that line breaks come with an expense to us because we don't get to bill for that. That's another big -- I didn't get a chance to analyze the bills, I just got them; but I think that line breaks on Salt Springs Road or -- I can't isolate it just to that, but it looks like it increased that bill several thousand dollars.

MR. PETERSON: Sure.

MR. McNUTT: An average water main break costs a utility between \$4,000 and \$6,000. I'm not talking a mega break like in Cleveland, I'm not talk talking a mega break that will happen if your 24-inch breaks. I'm talking a typical average main break. Every one of those 4 to 6 thousand bucks isn't in your budget, isn't helping.

MR. KOGELNIK: Well Bob, thanks a lot. We wanted to move that item up a little bit in the agenda so that you can scoot out of here as quick as possible. But I really do like the possibility of Chris working with you a little bit more directly. Bob is usually available by cell, he's normally -- anymore he's less and less, it seems like less and less, accessible probably because of these kinds of issues, he's spread across the state. And Alan is quickly coming up the wings, right Alan?

MR. FRYGIER: I guess so.

MR. KOGELNIK: He really is.

MR. McNUTT: I'm forcing him.

MR. KOGELNIK: He's really getting good mentorship from Bob. But both people are available to you by phone.

MR. McNUTT: And I know, Chris, with you working during the day, you can call me in the evening sometime and we'll set up a conference call. We can work through these numbers almost anytime unless I'm in another meeting that night for something else.

MR. PETERSON: Don, did you have any questions?

MR. REIDER: No. Just putting notes down.

MR. KOGELNIK: Bob, for your information Don Reider is head of utilities for the Village Council. And so that body of people is also extremely important and, you know, over time these two entities, BPA and the Utilities Committee, need to be in concert and in step on many things.

MR. SULLIVAN: Especially with the staffing.

MR. KOGELNIK: Yeah.

MR. McNUTT: I know we haven't heard from Kevin. Any questions, or did I do a good job explaining it?

MR. CAMPBELL: No, I have no questions. I appreciate you taking the time again and your patience with us. I know that we not only went through a lot of technical and physical aspects to our system, that we all went through a lot of political aspects, we know that played throughout this last year. Not an easy scenario by any means. But now's the time that we have to do some actions to avoid any future problems, and I guess this is the best way to phrase it. But again, we appreciate your time.

MR. McNUTT: You're very welcome. And I'm not a politician, so I am allowed to tell you what I think.

MR. CAMPBELL: Very good.

MR. PETERSON: Thank you.

MR. McNUTT: Thanks everybody.

MR. KOGELNIK: Thanks Alan.

3. Lipkey Water Line Replacement

MR. KOGELNIK: So the next item was Lipkey Road --

MS. SLUSARCZYK: Lipkey water line replacement.

MR. KOGELNIK: So this item's -- we're not sure how much WE'RE gonna solve today. In fact, we're probably just going to give you the information that Darren and I have. But going forward on this water line that serves the Antonine Sisters, there needs to be some movement forward to replace that section of water line. So Darren and I have been in the field yesterday with Vinny also, and we got to where obviously the water line has broken. The drawings that I have received from Mahoning County Sanitary Engineers are incorrect, they don't show where the water line is accurately located in the field. And so we could take that drawing and update that drawing, we do have it in CAD, that we can maybe use for our own benefit in the future. But -- and what we also talked about yesterday was with the Mahoning County Sanitary Engineer himself, we asked if we could possibly relocate the water line to be inside the road being that there's not much more land or space available within the non-paved part of the road right-of-way to situate a new replaced water line. And the answer was emphatically no, we cannot do that. So what that does is if we have to go through with the replacement, we're gonna have to probably get our own easement from a private property owner in order to put the water line in to replace that existing water line. So you're gonna need to give that some thought. I don't have any other thoughts other than right now. What I can do is I can put together a cost estimate of a concept that would have a water line in a new easement. I can help to make OPWC emergency application, although at this point we believe actually today that OPWC may not give good consideration to this project because it's being repaired time and time again, they might view this repair as a repair to the next repair. OPWC is looking for just complete failure. So we don't have complete failure, we have an operable water line all be it band-aided. So at this point in time all we can do is give one shot at trying to make an OPWC emergency application. What you should be doing is looking at if you can't finance the replacement alone is trying to get a loan from OWDA. You could do that. And I'll encourage Darren to stay in contact with my associate Mike Miller who can walk him through the OWDA loan process.

MR. SULLIVAN: Well, I don't understand why we would have to do that. Wouldn't Mahoning County have to do that?

MR. KOGELNIK: It's your water line as far as I know.

MR. PETERSON: Yeah, it's our water line. I assumed since it's outside the Village is that something Council has to act on?

MS. SLUSARCZYK: It's Council.

MR. BIGGS: It's Council for a loan, that's the thing. That's why we want to update you now because we know how that goes. You know, basically we don't have an easement, we don't have the money. Everything else we can put together to get that completed. We know that's gonna take a while, so that's why, Chris, just want to update you on what we have.

MR. SULLIVAN: Well Chris, can you put those numbers together and go to Council with him.

MR. KOGELENIK: We can inform Council what the cost estimate is likely to be. But we're here to tell you that based on what Darren and Vinny have told us, that line should only be replaced. I've even considered whether or not the line should be internally relined. You can do that.

MR. PETERSON: I was gonna ask that.

MR. KOGELENIK: However, given the situation that this line feeds primarily a senior assisted living center, I don't want to take a chance at taking a conduit of water to that facility out of service for an extended amount of time.

MR. PETERSON: Yes.

MR. REIDER: Does it feed the church also?

MR. BIGGS: No. The line does itself. The replacement part of it is right after the Shrine.

MR. REIDER: So right after the Shrine, from there down to the assisted living.

MR. BIGGS: Correct, correct.

MS. SLUSARCZYK: But it is outside the Village of Lordstown, so it is Council to --

MR. BIGGS: Well, a lot of it is. That's why we wanted to update the BPA because they have to move forward with Council.

MR. PETERSON: Can you have that by our next meeting?

MR. KOGELENIK: Oh yeah, I can definitely do that. Just understand that you're gonna have to get the information necessary to justify that's your water line. All I have is what I've been told, that that is your water line. Typically you have some sort of legislation stating from 1996 that that's what we understand the water line was installed in, that, you know, somebody passed legislation saying we the Village will extend a water line through the county -- Mahoning County road right-of-way to this point to serve this entity. You should have legislation that says that. And if I'm a funding agency giving you money, I want to know that you own the water line.

MR. PETERSON: You want to make sure it's ours.

MR. KOGELENIK: Before I give you the money.

MR. PETERSON: Can you look that up?

MS. SLUSARCZYK: Absolutely. I just put it on my to-do list.

MR. KOGELENIK: That's all that we have regarding that water line.

5. Extension of Water Utility Service to Ebling, 6580 Woodridge Way

MR. KOGELENIK: We also -- the next item I think is the Woodridge Way water line extension. So I met yesterday also with Darren and Vinny to go over that. We went out to the site and we also visited the Village storage yard back here for supplies. And I've sent an e-mail to Darren and to Cindy this morning stating what I recommend for the specification for concrete thrust block on the existing water line because it's my knowledge that the existing water line is not adequately restrained by way of a thrust the block, which is a problem. Back in the -- you know, whenever these water lines get stopped to a point they should be properly restrained. So I think in this case we got lucky that you found a water line that wasn't restrained but it didn't appreciably get damaged, and now a customer wants water

and you're able to, at the same time, you know, restraining the water line temporarily. So he has the specifications for that to give to the contractor of the Village. And then for the permanent solution I've sent to Darren a proposal for that water line replacement because that extension will have to have an Ohio E.P.A. permit that he wants to have, you know, the engineer, me, to put that together, and we will. So that proposal is in your hands, and let me know if you want us to proceed with that. Obviously I've got some time invested in this. Initially this started out for me by attending the BPA meeting and just giving some verbal opinion. But now it's somewhat of a project, so I need to be compensated for that.

MR. PETERSON: Darren, how soon can you get out there to --

MR. BIGGS: I need you guys' approval on what we had talked about, how we're gonna do it. If I get your approval, then also what kind of contractor can we get, what am I allowed, are they allowed, you know, whatever. And take out the politics, we can make this happen. Thomas Long's the contractor available, let's put it that way. But we need your permission.

MR. PETERSON: Will there be an additional cost?

MR. BIGGS: We're gonna eat every cost there is.

MR. PETERSON: Do you know what the cost is?

MR. BIGGS: We just went through this, and I don't know what contractor to get a hold of. That's up to them.

MS. SLUSARCZYK: You can't just award it to one contractor without -- you have to know that price. If it ends up being over a certain dollar amount --

MR. KOGELNIK: What you could do is put together like a small bid package. And I think this is a project that's probably gonna be in the 20 to 30 thousand dollar range tops, should be. And you could put out a bid package to like three reputable contractors. We've done this before under emergency. But maybe Bill --

MR. SULLIVAN: George seems to be dismayed where you come up with \$30,000.

MR. KOGELNIK: Well, it's a public works project.

MR. EBLING: I mean, you're talking -- can I speak?

MR. PETERSON: Go ahead, speak.

MR. EBLING: You're talking the extension?

MR. KOGELNIK: Yes.

MR. EBLING: We're just talking short term.

MR. PETERSON: He wants to get water now.

MR. KOGELNIK: All right. There's two things though this body needs to talk about. And really what we're really concerned about is the permanent solution.

MR. EBLING: I understand that.

MR. KOGELNIK: Because the temporary solution, we're thinking we've got that addressed. You know, the service connection is physically made, it's just that the valve hasn't been turned on because the end of the line is not yet restrained.

MR. EBLING: Right, right.

MR. KOGELNIK: So Darren has the instructions to give to the contractor to restrain that line and then probably within a day, you know, we can have that valve turned over.

MR. BIGGS: Yeah, that part of it's good. I just need --

MR. PETERSON: You want us to make a motion to give you authority to do that?

MR. BIGGS: I need your permission to go along with what is the fix and, you know, and I guess hire somebody.

MR. PETERSON: I'll make that motion.

MR. KOGELNIK: A contractor.

MR. BIGGS: A contractor to do the work.

MR. SULLIVAN: I'll second it.

MS. SLUSARCZYK: Let's get some --

MR. PETERSON: I make a motion that Darren goes down and blocks the pipe per Chris's specifications.

MR. KOGELNIK: Under the temporary solution.

MR. PETERSON: Under the temporary solution.

MS. SLUSARCZYK: You mean Darren does the work?

MR. PETERSON: Contractor does the work. Sorry.

MS. SLUSARCZYK: Motion that Darren hires or contracts for --

MR. SULLIVAN: And that won't be an amount where we would have to advertise or --

MS. SLUSARCZYK: Well, we don't know the amount. That's the question. I said what is the amount. We can't just blindly do that.

MR. KOGELNIK: What I would recommend, if you haven't already, get a quote from the contractor to do the blocking; and then get a quote for the contractor to do the permanent solution also. And if you need for me to do the sketch in order to get the permanent solution costed out, I will do that for you.

MR. SULLIVAN: Okay.

MS. SLUSARCZYK: Also for the record you need to make a motion -- you granted or instructed me to allow a 60-day extension for the Ebling's to provide the easement to us for the future work of the project, and that has to happen on record.

MR. SULLIVAN: Okay. But we gotta vote on this one first.

MR. PETERSON: All in favor?

(Mr. Peterson and Mr. Sullivan respond aye.)

MR. PETERSON: All opposed?

(No response.)

MR. PETERSON: Okay. That one's done. Now you need a motion -- you need a 60-day extension.

MS. SLUSARCZYK: Sixty days. You permitted -- you gave them 60 days to provide the easement which was said in the previous meeting that they had to provide the easement and then the work could be done. So we need that on record.

MR. SULLIVAN: So I make a motion.

MS. SLUSARCZYK: Okay.

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

(Mr. Peterson and Mr. Sullivan respond aye.)

MR. PETERSON: All opposed?

(No response.)

MR. BIGGS: Just to be clear, when I find out a contractor, do you have need to know a price before I move forward and before we get too far with the design, let's say, preliminary thing that me and Chris talk about? I did send you gentleman that, you will have that.

MR. PETERSON: I haven't looked at my e-mail. I will look at my e-mail. You're talking about the blocking though?

MR. BIGGS: Correct, the temporary fix so that the Ebling's can have water as soon as possible.

MR. PETERSON: Correct. But you don't have a dollar figure from any contractor as of yet?

MR. BIGGS: No, that's what I'm saying. When I do, am I notifying you, are we moving forward, am I waiting for another answer?

MR. PETERSON: I would assume -- Cindy, correct me if I'm wrong -- he can just contact me and I can authorize it or Kevin. Correct or incorrect?

MS. SLUSARCZYK: I'm not the Solicitor, and this whole thing has gotten me in trouble time after time. But you can't vote outside of a meeting, period. That's the rule.

MR. PETERSON: Do you have a dollar figure if we just authorize not to exceed?

MR. BIGGS: Chris, have you got any idea?

MR. KOGLNIK: For the permanent solution?

MR. PETERSON: We're still on temporary.

MR. BIGGS: The temporary for the contractor.

MR. KOGLNIK: I would think that the contractor -- I'm just guesstimating -- that he would probably need somewhere no higher than \$7,000 to set that thrust block. That's all he's doing. Well actually one other thing, he is going to put the new MJ end cap on that.

MR. BIGGS: You got the excavating, you got the cap, you got that basin that we have over here that's gonna be placed, filled with concrete and covered back in.

MR. KOGLNIK: So maybe just say \$10,000 tops.

MR. PETERSON: Okay. I'll make a motion not to exceed \$10,000 on the temporary solution.

MR. SULLIVAN: Second.

MR. PETERSON: All in favor?

(Mr. Peterson and Mr. Sullivan respond aye.)

MR. PETERSON: Kevin, are you okay with that?

MS. SLUSARCZYK: Kevin, if you're not present during the meeting you're legally not allowed to vote during the meeting. I was telling Debby no, no, no; but I did send you a text.

MR. SULLIVAN: I was wondering about that, if we shouldn't make a motion to excuse him.

MS. SLUSARCZYK: Well, he's not in person.

MR. SULLIVAN: I know he's listening to it. But under the bylaws he can't be part of the meeting?

MS. SLUSARCZYK: He can't vote.

MR. PETERSON: He can't vote, yeah. Do we need a motion to excuse him?

MR. SULLIVAN: I think so.

MR. PETERSON: I'll make a motion to excuse Kevin.

MR. SULLIVAN: I second it.

MR. PETERSON: Any more discussions? All those in favor?

(Mr. Peterson and Mr. Sullivan respond aye.)

MR. PETERSON: All opposed?

(No response.)

MR. PETERSON: Motion passed.

MR. SULLIVAN: We do appreciate you being here, Kevin.

MR. PETERSON: We do appreciate you.

MR. CAMPBELL: Gee, thanks guys.

MR. PETERSON: And then the permanent solution, you'll have that to us by the next meeting?

MR. KOGLNIK: Yes. Well, being that this has to move forward as quickly as possible, I'll work with Darren hopefully by the end of this week and have him the estimate for the permanent. Meanwhile, reach out to contractors and get, you know, some sort of an estimate from them as well.

MS. SLUSARCZYK: And based on those figures, I don't know if you will be able to fund that.

MR. PETERSON: Yeah, that's what I was thinking.

MR. SULLIVAN: What? The \$10,000 you mean?

MS. SLUSARCZYK: Well, the \$10,000 is going to deplete -- I showed you those figures a couple weeks ago.

MR. PETERSON: Yeah.

MS. SLUSARCZYK: And we had a \$20,000 sewer bill. These water line breaks are gonna eat up that and it's not gonna be restored. So --

MR. SULLIVAN: Well, that's why it's --

MS. SLUSARCZYK: At this time I think you need to look at the budget.

MR. SULLIVAN: It's so important to get the hike in before the first of the year.

MR. KOGELNIK: Yeah.

MS. SLUSARCZYK: Try to get what done?

MR. KOGELNIK: Increase the rates is what he's --

MS. SLUSARCZYK: That's what I said. Absolutely. And there's a lot of changes, going back to that subject on the water rate increase, to convert all of that to the fixed dollars part of the bill and the two-part bill, I don't think we possibly can enact all of that by January 1. But to get a rate increase and then work towards that --

MR. PETERSON: It's gonna take you a while to get everything. That doesn't happen overnight, I'm sure.

MS. SLUSARCZYK: But get something in place for January and then maybe at the end of next year have that ready to transition, we can have it all set up and designed to take effect.

MR. SULLIVAN: Well, it would be good if we could have Bob at our next meeting.

MR. KOGELNIK: That might be possible. But I would encourage you to allow him to attend by way of phone or Zoom.

MR. SULLIVAN: That's fine. I mean, he came up with some solid numbers when we did the rate study which probably needed adjusted.

MS. SLUSARCZYK: That's what we'll have to work on. It's all in a worksheet that we can plug those numbers in.

MR. PETERSON: Okay. Do you guys have any questions?

MR. EBLING: No, we're good.

MRS. EBLING: Not good, but --

MR. PETERSON: Would you like some water?

MRS. EBLING: Yes, please.

6. Personnel

MR. PETERSON: Okay. Last item on the agenda, Personnel.

MR. SULLIVAN: I -- you know, I was thinking about that. In your situation I don't know that you have the proper person for -- not a superintendent, but the guy underneath you.

MS. SLUSARCZYK: Foreman.

MR. SULLIVAN: So could we just advertise for that rather than a laborer?

MS. SLUSARCZYK: We advertised for foreman and a laborer.

MR. BIGGS: We have to do both according to Paul Dutton because he doesn't believe in promotions.

MR. SULLIVAN: He what?

MR. BIGGS: Whatever position's gonna be open you have to advertise for.

MR. SULLIVAN: But do you have somebody on your staff that you could promote, or would you rather --

MR. BIGGS: I'd rather see what is available and possibly not talk about that in this meeting.

MR. SULLIVAN: Okay.

MR. BIGGS: When did the ad end, Cindy, do you remember? Sunday.

MS. SLUSARCZYK: No, we ran it for one week. I believe if it

didn't -- if today's not the last day, tomorrow would be.

MR. BIGGS: It's still going, okay.

MS. SLUSARCZYK: It's seven days. I don't know what day she started it from. I told her to get it in as fast as she could, which I believe was last Thursday.

MR. SULLIVAN: Have we got any responses?

MS. SLUSARCZYK: One.

MR. SULLIVAN: One?

MR. BIGGS: Yeah, one.

MR. PETERSON: And that was advertising for two positions?

MS. SLUSARCZYK: Yes, sir.

MR. PETERSON: That's what I thought.

MS. SLUSARCZYK: With the new rates.

MR. KOGELNIK: Cindy, can you send me that ad so I can distribute it across my company to see if we might know of another person?

MS. SLUSARCZYK: I was gonna put it on Facebook. We did put it on OTCO as well.

MR. KOGELNIK: Yeah, send it to me please.

MS. SLUSARCZYK: Absolutely.

MR. PETERSON: Anything else you guys want to discuss under personnel other than you need people?

MR. BIGGS: I was very disappointed in losing a good guy and every time we turn around having to go through this. We've already done this before. Got a lot of money into experience and training to turn around and start all over, let alone not having enough. I mean, when you find a good asset it's kind of nice to keep them and it's disappointing. I do everything that I can, but then I can't get the backing from any elected official to keep the gentleman. I just want to point that out. It is very disheartening that that's the situation we're in.

MR. SULLIVAN: Yeah. And we had hoped with what we did last year with the \$2 or whatever it was that would -- but apparently that's not worth it.

MR. KOGELNIK: It's a limited and competitive market all at one time.

MR. PETERSON: It's very competitive, yes.

MS. SLUSARCZYK: The ads I was seeing on the OTCO site when I posted the ad, another small community looking just for a wastewater operator I think I calculated the rate out to be over 24-something an hour. The foreman isn't even getting paid that.

MR. PETERSON: For the industry, the rate is low or the pay is low.

MR. KOGELNIK: These people are extremely important. The amount of work and professionalism that they're required to do I don't think even matches \$24 an hour. It should be higher.

MR. SULLIVAN: Especially when you got both sewer and water.

MR. KOGELNIK: Yeah. I mean, it's -- and then, you know, this is a growing community and so, you know, the person that Darren had was very technically proficient, I feel, and kind of eager to work. So those kinds of people are very, very hard to come by, and I wish you luck finding one.

MR. PETERSON: Don, just so you know, I talked to Ron; and we're gonna sit down and start talking about stuff. I can let you know when it is if you want to be included.

MR. REIDER: Sure.

MS. SLUSARCZYK: I actually thought that's why personnel was put on there, because you were to talk to Ron.

MR. PETERSON: I did talk to Ron, and we set up a time. And I think Ron was gonna get with you and -- I wasn't sure on our end what

committee it goes to because nobody knew.

MR. SULLIVAN: So you're gonna talk to him the day before the meeting.

MR. PETERSON: Yeah. So anything else on the personnel?

MR. BIGGS: Was that something I'm invited to?

MR. PETERSON: I'll ask him. I have no problem with it, absolutely.

MR. BIGGS: I thought that was the point before.

MR. PETERSON: Yeah, because I called you and told you.

MR. BIGGS: You didn't have a date. I didn't know if things had changed.

MR. PETERSON: You told me to text you the date and I didn't. I got sidetracked as soon as I hung up the phone. I'll text it to you. It's the 17th, I know that. So I'll text it to you. Don, I'll text it to you too or e-mail you if I don't have your phone number.

MS. SLUSARCZYK: I think our Board meeting is the 18th.

MR. SULLIVAN: It is the 18th.

MR. PETERSON: It's before the Board meeting. It's the 18th, I'm sorry. It's the 18th. It's in my phone. I'll send you guys all the dates.

MR. SULLIVAN: So you're just gonna meet before the Board meeting?

MR. PETERSON: Yeah. Okay. Anything else on personnel? Lots, I know you do.

MR. BIGGS: I'll leave it at that. Let's put it this way, Chris, I'll leave it at that. We'll see after the 18th, how's that.

MR. PETERSON: Okay.

MS. SLUSARCZYK: Can I ask, will you just be talking number as in employee count, or will you be talking about the wages as well?

MR. PETERSON: I'm talking about everything, which is probably why I'll be calling Bob to go over that rate study a little bit more and see what you guys had put in there --

MS. SLUSARCZYK: We built in for --

MR. PETERSON: -- regarding that. That part I don't know.

MR. SULLIVAN: Originally you were just gonna talk to members of Council or to Radtka about slots.

MR. PETERSON: Correct. I think you need to incorporate everything. It might take a hair longer, but I think if you do everything at once it's done.

MR. SULLIVAN: Well, it won't be done.

MR. PETERSON: I know, but -- okay. Anything else?

PUBLIC COMMENTS:

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

MEMBER COMMENTS:

MR. PETERSON: Seeing none, Member Comments. Do you have anything?

MR. SULLIVAN: (Shakes head negatively.)

MR. PETERSON: I don't have anything either.

ADJOURNMENT:

MR. PETERSON: Motion to adjourn?

MR. SULLIVAN: So moved.

MR. PETERSON: Second. All in favor?

(Mr. Peterson and Mr. Sullivan respond aye.)

MR. PETERSON: All opposed?

(No response.)

MR. CAMPBELL: I appreciate everybody's time.

MR. PETERSON: Motion passed.

(Meeting ends 4:40 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 28th day of October, 2022.

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

Submitted:

Approved By:

Cinthia Slusarczyk, clerk

Kevin Campbell, President