

**PROCEEDINGS**

**Lordstown Village Council Work Session**

**(WHEREAS, the work session before the Lordstown Village Council commenced on Wednesday, September 18, 2024, at 5:30 p.m. and proceedings were as follows:)**

MAYOR WOODWARD: Welcome to the work session, everyone. Do we need to do roll call?

MR. BLANK: Yes.  
Mayor Woodward?

MAYOR WOODWARD: Here.

MR. BLANK: Mr. Bond?

MR. BOND: Here.

MR. BLANK: Mr. Liming?  
(NO RESPONSE — ABSENT.)  
Miss Blank?

MS. BLANK: Here.

MR. BLANK: Mr. Campbell?

MR. CAMPBELL: Here.

MR. BLANK: Mr. Sheely?

MR. SHEELY: Here.

MR. BLANK: Mr. Moseley?

MR. MOSELEY: Here.

MR. BLANK: Clerk Blank, present.  
Matt Ries?

SOLICITOR RIES: Here.

MR. BLANK: And Chris Peterson from the BPA?

MR. PETERSON: Present.

MAYOR WOODWARD: Is there a motion to excuse Mr. Liming?

MR. BOND: Yes, I'd like to make a motion to excuse Mr. Liming. He's down near Columbus on business for the farm.

MAYOR WOODWARD: Motion by Bond.

MR. SHEELY: Second.

MAYOR WOODWARD: Second by Sheely. All in favor?

COUNCIL: Aye.

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

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

MAYOR WOODWARD: Motion is carried.  
Tonight, this is a work session with members of Council and the BPA, and we've invited somebody to discuss the findings tonight from the company. So, we want to hear from her first. I'm going to ask that all other participate as members of the public and not participate unless called upon to speak. So, let's hear from her first on these finding because there's some questions about it. I mean, we have the results, but we don't know what those results mean. Can you start with, maybe, who you are and your credentials so that we know who we're dealing with?

MS. DORSEY: My name is Angi. I work for Disaster Recovery. I'm a mitigation manager. I am certified in mold, water, smoke, fire, trauma, crime scene, lead, subrogation. So, I'm certified in a bunch of stuff. They were concerned about some of the—I believe it was the garage at first. So, I did some samplings, some air samplings in the garage, which included

the garage itself, the office, and there was a small access hole up into the attic. I also did the outside readings, as well. With it being so dry with no rain for the last couple weeks, there's nothing really growing outside. If I would come back in the Spring or later in the Fall when the leaves start to die, the spore count outside will be elevated a little higher than what they are now.

The garage, everything was pretty much acceptable. It was slightly elevated, but the total fungi count at the bottom is acceptable. The garage I would not worry about. The attic, with that small access hole, it's not a living space, you can't enter it. I would recommend just closing that small hole where the pipe goes out. That's how I got the air samples up there. I stuck the tripod up there. I would just recommend closing that hole off as best you can, unless you would like me to rip out your whole ceiling. I don't really think that was an option for you guys. I'd be happy to do it, but that's the highest count. You had a couple elevated up there, a couple acceptable.

The office, you had one elevated, the rest were pretty much acceptable. There again, the total fungi count in that office is acceptable. I did realize that there is an air conditioning in there. Most of you know with air conditioning, one, there's condensation build up; two, there's always moisture. They always leak. It's inevitable. I can't do anything about it. We'll be more than happy to write an estimate to remediate that, get it cleaned up. There again, with nothing growing outside, the counts will go down. But the total fungi count, it is acceptable to be in there.

I don't believe there's any harm with the air samples that came back with this report. So, it's entirely up to you guys. I can go over there and I can write an estimate and remediate it and send it off to—I believe I have Martin's email. I'll be more than happy to write something up to clean it up for you guys.

MR. MOSELEY: So, we just put a new roof on that the last couple weeks. Will that stuff, like, die from the heat and stuff since it's been so hot up there and it's not getting more moisture or anything?

MS. DORSEY: What happens, because it's so closed off, it's still going to be warm because the sun is beating on the roof and you have the ceiling, of course. So heat gets trapped in there anyway. If it doesn't have ridge vents or anything like that, it's still going to stay pretty warm. Condensation is still going to build. It's kind of like if you get in a box, everything is sealed in that box. It's still going to get hot if you put it in the sun on the inside.

MR. MOSELEY: So it needs some vents.

MS. DORSEY: I could recommend some ventilation somehow, ridge vents, anything like that.

MR. BOND: Would an attic fan help?

MS. DORSEY: You can but there again, you don't really have access to it. You know, you can do it from the outside of the building, but you really don't have access to that. There's not a hole that you can drop downstairs or anything like that.

MR. MOSELEY: But the mold won't keep growing without moisture, correct?

(MR. SULLIVAN ENTERED THE MEETING.)

MS. DORSEY: Correct. You need oxygen, a food source, temperature. There's different things that mold needs to actually grow. If there's no food source up there, then, of course, it can't grow. However, the back side of drywall, as everyone knows, is paper. Paper is a food source.

MR. MOSELEY: With it being dry and it can't get moisture, it's going to die.

MS. DORSEY: Correct.

MAYOR WOODWARD: I need to let the record show that Mr. Sullivan joined the meeting from the BPA.

So, your recommendation though is—what you're saying is that it's not unhealthy for humans to be in this building at this time the way that it is reading?

MS. DORSEY: The way that it's reading, it says it's acceptable. Now, whether, you know, somebody has asthma, it could affect breathing, of course. I mean, I go outside and I have asthma and it affects my breathing. So, anybody who has any type of respiratory issue, it's going to affect.

MAYOR WOODWARD: And that could be, like, the door could have been open that day or something along those lines? Okay. But there's nothing—we're looking for the toxic black mold. That's not present?

MS. DORSEY: Not that I seen.

MAYOR WOODWARD: Okay.

MS. DORSEY: I didn't see any. I mean, I walked that whole building. I talked to the guys that were there. There was a couple spots in the back corner of the garage itself, which it looked like some water had been present at one point in time, hence why you guys got a new roof, but there was nothing out of the ordinary.

MAYOR WOODWARD: Okay. Does anybody have any other questions for her?

MR. BOND: This hole you said needs blocked off, the small hole in the attic, how big is it?

MS. DORSEY: Very small. What it is, is it's the pipe that goes up out of the bathroom from downstairs. It goes out—I mean, my tripod and my air sample is this big. You have a hole probably about this big (indicating with hands). I couldn't get my hand through it. I literally stuck the tripod through it to get the air sample.

MAYOR WOODWARD: So, I mean, if you're not able to get an air sample, then it's probably unlikely that it's coming down into the building.

MS. DORSEY: There's not a lot of air flow in that building. There's airflow in every building, of course, but there's not moving air. You don't have fans blowing. I don't know how often the garage doors are open there. There's nothing growing outside right now.

MR. BOND: This attic you're talking about mold in it, that's a common problem with residential housing, as well.

MS. DORSEY: Oh, yes, especially for an exhaust fan in a bathroom. If you don't have ventilation, you're going to have a problem.

MR. SHEELY: Sounds like we need to get some ventilation in there.

MR. BOND: An attic fan or something.

MAYOR WOODWARD: If you want to get longevity out of the building, then yes. Darren?

MR. BIGGS: I've got a question about your report here. I'm looking at the garage part.

MS. DORSEY: Okay, what page are you on?  
MR. BIGGS: Six.  
MS. DORSEY: Okay.  
MR. BIGGS: Down in the left-hand column where it says "sample type" and it says "inside."  
MS. DORSEY: Yes.  
MR. BIGGS: What is that last one that's in that area right there. It starts with s-t-a-h-y-c-o.  
MS. DORSEY: The stachybotrys one?  
MR. BIGGS: Yes.  
MS. DORSEY: If you open—I've included all of the different kinds of spores that are in this report.  
MR. BIGGS: Uh-huh. The reason I'm asking is because if I look up that word right there, it says "also known as toxic black mold." And on your report, you have it slightly elevated.  
MS. DORSEY: Okay, so that's—  
MR. BIGGS: And that's in the garage, correct?  
MS. DORSEY: Page 6? Yes, that's the garage.  
MR. BIGGS: So it's not in the attic. There's black mold in the garage. Am I reading that correctly?  
MS. DORSEY: It's decaying plant material pretty much.  
MR. BIGGS: But am I reading that correctly? Black mold in the garage, slightly elevated?  
MS. DORSEY: No where on the report does it say "black mold."  
MR. BIGGS: I know but the definition of that word you just mentioned, "also known as toxic black mold."  
MAYOR WOODWARD: Where did the definition come from?  
MR. BIGGS: Google. You type that in and that's exactly what the stuff is. It should have been in everybody's report. Everybody got that report, right? Okay. I don't know. I just want to point that out. I want to make sure I'm reading it right. That's what I'm getting out of that.  
I'd also like to remind Council that above the office is a loft where there is holes that she's talking about for whatnot going out. That is where the air conditioning and heater is. That's all forced air. It's taking air in and pushing it out. I can circulate it from anywhere, being the attic, the garage —  
MS. DORSEY: Does it vent through the attic?  
MR. BIGGS: No, but it takes air in. It's a forced air. So that part isn't sealed up upstairs. It's right by the holes. You remember seeing those?  
MS. DORSEY: Yeah, that's where I took that—  
MR. BIGGS: Exactly. I just wanted to remind Council about it. I don't know if anybody has been over there to actually see where that is, but that will circulate all that. I just wanted to point that out to Council.  
MS. DORSEY: That's why I recommended sealing that hole up and putting some type of exhaust in there.  
MR. BIGGS: I got ya. I just wanted to make these people aware here.  
MAYOR WOODWARD: We have a definition from the CDC.  
MS. BLANK: "It's a greenish-black mold. It can grow on material with a high cellulose content, such as fiberboard, gypsum board, and paper. Growth occurs when there is moisture from water damage, water leaks, condensation, water infiltration, or flooding. Constant moisture is required for its growth."  
MAYOR WOODWARD: Doesn't say it's toxic.

MS. BLANK: I don't think it means the black mold like everyone is thinking, right?

MS. DORSEY: Correct. So, there again, in that corner where I seen water damage, as you can see, the spots on the ceiling, if water gets anything wet, it leaves a discoloration, especially if the paint is white. You go over to the garage, left corner in the back of it, you will see discoloration. There's also some at the garage door. I believe there's some discoloration there. Hence, meaning you had some type of water problem.

MR. BIGGS: Mayor, you asked if that was toxic. In the definition, it absolutely says "toxic." So I don't know. I'm no expert with this but, I mean, to try to make light of a black mold, it seems to be where we're going with this. It's a neurological toxic. Everybody got this report, right? The definition is right in that report.

MAYOR WOODWARD: Is that her definition or is that the other definition that was left with the papers? I don't know where that came from.

MR. BIGGS: Correct. The definition, that's what you find when you look up these words.

MS. BLANK: I think she meant is the definition from—

MAYOR WOODWARD: From the company?

MR. BIGGS: No. If you look up the word, the definition is on there. Because we don't know these things, so we looked up these words.

MAYOR WOODWARD: I don't know who provided that. That's what I'm asking. Who provided those definitions?

MR. BIGGS: I did.

MAYOR WOODWARD: You did, okay.

MR. BIGGS: Correct.

MAYOR WOODWARD: That's what I was trying to figure out. I didn't know where the paperwork came from. It was just in my box.

MR. BIGGS: Yeah, the other pages were all from the report. This is just so we know what these actually meant. We had to start somewhere. I don't know any of those names.

MAYOR WOODWARD: So, I don't know—I'm trying to—we have the CDC that doesn't say that it's toxic. We have the company that doesn't say that it's toxic. But your definition says that it's toxic. So, what is the source of your definition? Like, what site did it come from?

MR. BOND: May I ask a question—

MR. BIGGS: I'll help you out—

MAYOR WOODWARD: I just want to make sure that it's apples to apples.

MR. BOND: Let me ask a question, too. Most things that are toxic, there's an exposure level, which it's considered safe below that—that or below that. When it goes above it, those are chemicals or whatever. I'm no mold expert, certainly don't claim to be. I'm wondering, can you tell us if the level of the concentration of this has to do with the toxicity of it? Because a lot of times methane gas that's burning in your furnace, when concentration goes up, the health problems go up but they're considered safe below a certain limit. You see what I'm saying?

MS. DORSEY: Okay, the one that you're talking about—let me get to the right page.

(MULTIPLE SPEAKERS TALKING)

MR. BIGGS: The Mayor would like to know the sources.

MS. BLANK: The website.  
MS. BORDNER: It's Google. Type in "dangers of stachybotrys" whatever "also known as black mold" comes up right away. I just typed it in.

MR. BIGGS: I got another one. I'm on Wikipedia.  
MAYOR WOODWARD: You can't accept Wikipedia.  
MR. BIGGS: You can't accept us either, Mayor. We don't know what the hell is going on, so this is all we've got to go by. I mean, what source do you—I'm just throwing it out there. I don't know this stuff.

MAYOR WOODWARD: I mean, she's offered to remediate. Is it something that Council wants to do?  
MS. BLANK: I just think we need to make a decision. I don't want to waste her time.

MR. SHEELY: Sounds like we need to remediate.  
MS. BLANK: In the garage part.  
MR. BOND: What is the cost of remediation and what is the process involved?

MR. MOSELEY: She can give us an estimate.  
MS. DORSEY: Yeah, I'll have to go over to the building and sketch it all out and go back to the office. I can have a quote for you guys tomorrow?

MS. BLANK: Yes.  
MS. DORSEY: You want the whole entire building done?  
MAYOR WOODWARD: Can you give us two estimates? One for the entire building and one for just the immediate problem that seems to be the issue here. I don't even know how to pronounce it.

MS. BLANK: That was only slightly elevated in the garage. It wasn't in the—  
MS. DORSEY: Here is the problem with only doing the garage area, spores are airborne. So once we start, where's our stopping point?  
MR. BOND: That's why I was asking if there was a ratio of so many parts per million or something.

MS. DORSEY: Well, none of it is growing outside at this point for the mere fact that we have not had rain. Nothing is dying off yet. Therefore, the count outside is zero; the count inside is 40.

MR. BOND: 40 parts per million?  
MS. DORSEY: That one says the total spore count for that in the garage, the raw count was one, one count.

MAYOR WOODWARD: Give us a price to remediate the whole thing.  
MS. DORSEY: What time is anybody there tomorrow? I'll come out and sketch out that building and go back and write it. Or if somebody wants to let me in.

MR. NELDER: I'll be in there at 7:00.  
MAYOR WOODWARD: 7:00 a.m. Somebody will be there.  
MR. NELDER: If that's good for you. Do you want to call me when you're on your way and I'll make sure I'm out there?

MAYOR WOODWARD: Work it out with Martin. He will let you in. Somebody should be there during working hours. I don't know if the building is open, but Martin can help you with that.

MR. NELDER: Yeah, I'll show her.  
MS. DORSEY: So do you want the whole building cleaned or just the garage?

Mr. MOSELEY: So what do you mean by remediation? Are you going to tear the drywall down or are you just going to spray something

on it and clean it?

MS. DORSEY: We're going to HEPA vac all of the walls and the ceilings, spray an antimicrobial on it, clean the floors. If you want every piece of material in there cleaned, I can do that.

MR. MOSELEY: I don't know that that's necessary.

MS. DORSEY: We can also cover with heavy-duty plastic.

MR. CAMPBELL: We just had a new roof put on it. We'd like to remodel the building. That's why we're kind of asking for your input. Is it okay if we remodeled it?

MS. DORSEY: I don't see a problem remodeling it.

MR. SULLIVAN: When you say remodeling, are you talking enlarging it?

MR. SHEELY: No, Mike. It's, like, if you remodeled your house.

MR. SULLIVAN: Huh?

MR. SHEELY: Like, basically, the same way you'd remodel your house, dry wall or paint.

(MULTIPLE SPEAKERS TALKING)

MR. SULLIVAN: I understand what you're saying.

MAYOR WOODWARD: We can't have two conversations at the same time. Go ahead, Mike.

MR. SULLIVAN: To remodel, when we got a situation where we got probably pulling the most water in Trumbull County and doing sewer, it's just not adequate, the size and space of that building. So we would either have to build on to it or build a new building, I would think.

MAYOR WOODWARD: What were you saying, Martin? I'm sorry.

MR. NELDER: I was going to ask Angie will it be better if we took the drywall down, like, the trusses and stuff?

MS. DORSEY: You could. I mean, I can put that in. I don't know if it's cost-efficient for you guys to do that. If that is an option for you guys, we could come in after the drywall is down, HEPA vac all the studs, make sure everything is clean, spray an antimicrobial. You guys can start from the studs and build out.

MR. BOND: One question, can you give us an idea, you keep saying after we get rain and leaves fall and stuff, the outside levels will go up.

MS. DORSEY: Uh-huh.

MR. BOND: About how high do they normally go outside?

MS. DORSEY: Let me see if I can pull up—

MR. MOSELEY: Is that because there's more moisture in the air that makes it grow?

MS. DORSEY: Yes. Let me pull up—

MR. BOND: Will they be considered, the outside, slightly elevated or significantly elevated?

MS. DORSEY: Well, the outside gives you your baseline. So anything above outside is slightly elevated. So with nothing growing outside right now, all your counts are real low.

MR. BOND: So you're saying that it might start growing outside and our count would drop even lower?

MS. DORSEY: Yeah, because it would—if it, say, is 20 outside, and your inside count is 25, it's acceptable. Because it's a small number difference. With nothing growing outside, nothing dying outside, there's nothing really to compare to. Because that gives me my baseline. Now, if your building was full of microbial growth and it was visible microbial growth, and then I went to another office that wasn't affected with no

growth in it to see the difference there. Typically, with microbial growth, it's visible. I mean, you walk in—I'm sure most of you have a basement where there's some type of growth that has been present in your basement, the bathrooms, kitchen are notorious for it, attics are horrible. You see it growing.

I walked in and I was very shocked that I was there to do an air sample because I seen nothing growing. All I seen was water spots on the ceiling. So, to answer your question, a typical—so, if I did it on let's say—let's see if I have one that I can pull up real quick. They don't really give me any names when I do this. Okay, so I did this one earlier in the year when we had a lot of rain. The outside count for total fungi count was 79,850. The aspergillis count outside was 210. When I did your testing, aspergillia count outside was 60. So, depending on the weather, gives me my base level of what the EMSL report says.

MR. BOND: And you expect the inside to be at least the base count, if not higher?

MS. DORSEY: Yeah. With doors opening and closing, you know that inside is going to be elevated more than outside. You have people walking. You have refrigerators. You have air conditioning. You have different things inside the building than you have outside the building.

MS. BLANK: Anyone else have questions?

MAYOR WOODWARD: I would say let's get an estimate to do the inside as it is and go from there. I don't want to keep her all night. Everybody okay with that? Okay.

MS. DORSEY: Okay, Martin, I will see you shortly after 7:00 a.m.

MR. MOSELEY: He's there until 3.

(Laughter.)

MR. NELDER: You can just call me when you're on your way.

MS. DORSEY: Okay. If you guys have any questions, give me a call.

MAYOR WOODWARD: Okay so now that we have decided that, it sounds like the building is structurally sound. It has a few items that might need addressed.

I was over there. I was looking at the downspout drains. I was telling Jamie they look like they're actually on backwards and that water would leak out of them. I don't know if we can change them. Did you see that? Did you notice that?

MR. NELDER: The guys just added the pipes to them. I don't think they paid attention to—

MAYOR WOODWARD: Well, that might contribute to water being close to the building.

MR. NELDER: We can check that.

MR. SHEELY: They weren't even hooked up.

MAYOR WOODWARD: They weren't even hooked up, yeah. So, just small things like that. But to me it sounds like the building is structurally sound and can still be used at least for cold storage of items. So, that being said, we need to also discuss office space. Does anybody want to start this conversation?

MR. SHEELY: Well, do we want to build onto the building we have here, an office and a place for the SCADA equipment and such and what would the cost be on that? Or would we be willing to purchase something to where Darren could use it for an



office, have a place for his SCADA equipment and the guys could have a break room, a locker room, all under one building?

MS. BLANK: That's why I tried to ask for an estimate dollar-wise.

MR. BLANK: He said \$200,000 for the addition.

MR. SHEELY: He was beating around the bush—

MS. BLANK: In the email.

MR. SHEELY: —last week. He didn't give a definite answer.

MR. BLANK: I think you guys should look at buying that building across the street for offices and a lunch room. The reason I'm saying that, if you put an addition on there and Darren goes out of there, say, three, five years, who is going to use those offices? Nobody. So you wasted \$200,000. If you bought this place—I believe it has six acres—you could resell it when they get out of there.

MAYOR WOODWARD: It has six acres?

MS. BLANK: It has 6.16 acres.

MR. MOSELEY: You'd just have to remodel it a little bit.

MS. BLANK: We're talking about the property across from the cemetery.

MAYOR WOODWARD: I know but where is he going in six years?

MR. BLANK: Well, he wants a bigger building obviously. So, whenever it happens, it happens. It's not going to be in the next couple of years, but that's their goal.

MR. MOSELEY: They want \$175,000 for that, I believe. You'll just have to figure that part out.

MR. BLANK: If you're interested in it, get a couple people to go over and look at it. If you're not, that's fine, too.

MR. MOSELEY: By the time we build something—

MR. BLANK: The addition would be nice here if they planned on staying here. If they don't, there's no sense wasting \$200,000.

MR. BOND: The existing office, I presume, would be in the building. This area would become more of an equipment storage. Apparently, the pole building has worked out all right there for this many years. Why not just put a pole building across the front of it, say, 20 foot long by the width of the building and it would give you more than ample room. I mean, take a look at it. There's nothing wrong with buying across the street. There would be a resale value to it. I can't see spending \$200,000 on the front of the building. I agree with you, Bill.

MR. MOSELEY: Yeah, you spend \$175,000, at least you'll have something. You spend \$200,000 on that building, it's worthless.

MR. BLANK: Well, if they stayed there forever, it would be worth it, but I don't think that's their plan.

MAYOR WOODWARD: Well, the original proposal was to add office space onto the front of the existing building and then eventually when the BPA gets on their feet, they could tear down the existing pole building and make it bigger or add on to it if they so wished.

MR. PETERSON: I guess what we're building would work for the footprint of the new building. You know what I mean? What we're spending the \$200,000 on wouldn't be wasted if we could just tear down the other building—

MR. BLANK: If you did that.

MR. PETERSON: That would make sense.

MAYOR WOODWARD: You mean add on to it—

MR. PETERSON: As long as the Village doesn't have an issue with us being in that area. You know what I mean? If the Road Department is going to grow and need that area, that would change things.

MR. BLANK: So you'd go back with the footer and everything, no pole building addition. Just the footer and everything just like a new structure.

MR. PETERSON: Yeah.

MR. BLANK: But you wouldn't go back to pole when you tear the other part down.

MR. PETERSON: That was my thoughts, yeah, I was thinking the same thing.

MAYOR WOODWARD: It would make sense if you do add an office on to that existing building, then you would want to utilize the new office space, keep it and tear down the old part—

MR. PETERSON: Yeah and give us storage.

MAYOR WOODWARD: —and rebuild bigger.

MR. BOND: Well, how much room are you going to need at that point, Chris? Is there sufficient footprint there to do it?

MR. PETERSON: How much do we own there?

MR. BIGGS: Chris, we own clear behind the library. The Village owns all that behind the library, even in the woods and everything.

MR. BOND: Running from that clear around behind the library I'm sure.

MR. PETERSON: Yeah, so we'd be able to go back as far as we wanted.

MAYOR WOODWARD: Do we want to get an actual price for this addition because I don't feel like we have been given a price, an actual price, to build onto the front of this existing Water Department building?

MR. PETERSON: I believe Chris sent one out.

MAYOR WOODWARD: Jessica asked him—

MR. BLANK: That's where I got the \$200,000 from.

MR. PETERSON: That's where I got it, too.

MR. BIGGS: What he did was give you a quick estimate because he did an estimate on that and then he did an estimate for the front of the road. And he was being bounced around and not being paid for his time. But he has no drawing of what—

MR. BLANK: Right.

MR. BIGGS: —would be needed. He can't give you a price until we give him what is needed and where it's going. That's why he can't nail it down. He doesn't have anything to go by.

MR. MOSELEY: That building across the street is 2,000 square feet.

MAYOR WOODWARD: What is the BPA's thoughts about using the old Nesse's building?

MR. PETERSON: I don't have a problem it. You're right, it would be a resale value if we're going to move to a different area of the Village for a new building. But if you're going to invest \$200,000 and build an office onto this, I can't see a reason why that office—

MR. BLANK: Mike, any thoughts?

MR. SULLIVAN: I think that, you know, they said it's 6.1 acres but I think about three of those are under water.

MR. BLANK: Probably at least.

MR. PETERSON: Yeah.

MR. BLANK: At least that. The land wouldn't be any value.

MR. SULLIVAN: That's why they never built parking behind it. I don't know, Darren, what are you thinking? I think it would be a better option than building on.

MR. BIGGS: I'm just hearing about this. I've not seen any issues. I would have to think about it, but I'm not seeing any. It seems like I'm with most other people, if we're planning on getting rid of this one, I'd hate to add on to it. Just to get rid of it or it not being sufficient anyway. If this is going to be temporary, and we'll just call it office space. We'll still be using that. It's not ideal because you're running around in all different places, we're all spread out. But if it's going to be temporary, and we got the resale on it, I mean, from right now, it seems to make sense.

MR. SULLIVAN: If we did that, could we keep the garage?

MR. PETERSON: Yeah, you'd still need the garage.

MR. BLANK: Oh, yeah.

MR. BIGGS: I mean, unless I'm misunderstanding, that would just be the offices. The equipment would still be here.

MR. MOSELEY: You could maybe put your smaller parts in over there and all your technical equipment. You got bathrooms. You could build some walls for your locker room, break room, whatever you guys need.

MR. PETERSON: Part of that \$200,000 is putting this building up to ADA compliance. You wouldn't have to do that over there.

MR. MOSELEY: Right. You wouldn't have to do any of that. It's already there. It's ready to go.

MR. BOND: Would be a lot quicker, too.

MR. MOSELEY: We cut a check—

MR. SHEELY: You have ample space for a break room, locker room.

(MULTIPLE SPEAKERS TALKING)

MAYOR WOODWARD: Okay. Too many side conversations. She is recording, so one person at a time. Howard?

MR. SHEELY: They'd have ample room over at Nesse's for it, the locker room and the break room for the guys, plenty of restroom space.

MR. SULLIVAN: There's two restrooms.

MR. PETERSON: There's two restrooms, yeah. I don't have a problem with it. If it's okay with the Village.

MR. SHEELY: I think it's a heck of a good idea.

MAYOR WOODWARD: A good solution for now.

MR. SULLIVAN: I'm thinking it would be long-term, too.

MR. BLANK: I think you and the BPA should go over—

MR. SULLIVAN: Is that what they're asking for that, \$200,000?

MR. MOSELEY: \$175,000.

MR. PETERSON: \$175,000.

MR. BLANK: Probably don't need the whole committee. Probably shouldn't do that. Maybe you, Chris and Darren or you, Bob.

MR. BIGGS: To look at it? Is that what you're saying?

MR. BLANK: To look at it, yeah.

MR. BIGGS: Yeah, definitely.

MR. BLANK: See if it's something you'd—

MR. BIGGS: See what money needs put into it. I mean, when we were last in there everything was fine.

MR. PETERSON: I can call him and get in. See when he can let us walk through.

MR. BLANK: Don't pay the sticker price on it if you get it.

MR. SULLIVAN: Right.

MAYOR WOODWARD: So, I think we have a plan. I guess we'll call the realtor and see if we can take a look at it.

MR. PETERSON: I'll give them a call.  
MAYOR WOODWARD: You want to do that? Okay. I'm going to assign that to you.  
MR. PETERSON: Is it actually under a realtor?  
MAYOR WOODWARD: Yes. There's a sign in the yard.  
MR. BLANK: I think he's trying to get rid of the building too. So, pay him a little bit more than he paid for—  
MAYOR WOODWARD: Who is the realtor?  
MR. BLANK: I don't know who that realtor was.  
MAYOR WOODWARD: It wasn't one that I recognized.  
MR. BLANK: Me either.  
MAYOR WOODWARD: Matt, what do you think?  
SOLICITOR RIES: I think maybe do an inspection, talk to the realtor and find out how long it's been on the market. I can negotiate on behalf of the Village if you guys want to try to get him down a little bit since it's been sitting on the market for a while.  
MR. BLANK: Would be a good idea if we go that route.  
SOLICITOR RIES: Get a purchase agreement together for it. I'd like to know who the realtor is if it's somebody I've heard of.  
MR. BLANK: When you go by, Matt, take a look at the grey sign.  
MS. BORDNER: I think it's only been on the market for a couple of weeks, if that.  
MAYOR WOODWARD: Okay. All right. Well, that sounds like a good plan. Do we need to discuss anything else tonight about the waterline while we're here?  
MR. SULLIVAN: The 24 inch?  
MR. PETERSON: I mean, Chris pretty much gave us a proposal and are you guys setting up a Utility Committee meeting?  
MAYOR WOODWARD: Terry?  
MR. CAMPBELL: We can whenever you want to.  
MR. BLANK: Here's something I'd like to know because I was going to come to the meeting. The thing is \$135,000, his proposal. We're not going to spend that money and end up—do we have a plan to actually move forward instead of just spending this money and then letting it sit for five years and not do anything? I mean, is there a plan to put this waterline in?  
MR. CAMPBELL: Well, Matt just sent out a thing today, so ask him.  
MAYOR WOODWARD: Well, that's a different issue.  
MR. PETERSON: That's different.  
MR. BLANK: You know what I'm saying? Things seem to get in line—  
MR. PETERSON: Yes. What Chris is saying—and I don't want to speak for Chris but I understand what he's saying—to get all these things out of the way, it makes you more marketable for grant funding. So, the further you are on design, the more marketable your project is for funding. So, I think that's why he's trying to move forward.  
MR. BLANK: It is.  
MR. PETERSON: But I'm sure we can use—and I don't know this for sure. This is a Chris question or a funding question—part of the money we got on the grant, the 4.2, you should be able to use that towards this. So, it shouldn't be money that the Village is expending.  
MAYOR WOODWARD: He did say—  
MR. PETERSON: I believe we can use that.  
MAYOR WOODWARD: —that initial money that we got, he did say could be used for all of the —

MR. BOND: For design, yes.  
MAYOR WOODWARD: And design.  
MR. PETERSON: Yes.  
MR. BLANK: That's fine. That's four million but how are we moving forward, I guess.  
MR. PETERSON: We still need the other nine million.  
MR. BLANK: Right. That's my question. How are we moving forward?  
MR. PETERSON: You have two options. You can keep trolling for money for the other nine million. Or you can take a loan, BPA, for the nine million.  
MR. BLANK: And this work Chris does, how long will this last before he has to update it?  
MR. PETERSON: It shouldn't be—I'm trying to think of everything on the list. I didn't bring it with me. I don't think there's anything on there that's really going to go away. That's just talking, figuring out the easements, figuring stuff like that. So, that stuff wouldn't go away I don't think.  
MAYOR WOODWARD: No, it's just the initial steps that you need to take.  
MR. PETERSON: To start getting the ball rolling.  
MAYOR WOODWARD: Making sure that you go that route with it.  
MR. PETERSON: Correct.  
MAYOR WOODWARD: And get your grant funding.  
MR. PETERSON: He might find something in going down the power lines that doesn't work so we have to go the other way. Well, if we told all the funding agencies we were going this way, that could ruin your funding.  
MR. BLANK: Sure.  
MR. PETERSON: That could kick you out of funding.  
MR. BOND: Chris said we need to check several items to see if it's actually a viable project.  
MR. PETERSON: Correct.  
MR. BOND: And I think we need it in there, he said that we can stop at any point and not have to pay the rest of the \$135,000. I think that ought to be stated in that.  
MR. PETERSON: Correct. I totally agree.  
MR. BOND: At least have that added to that.  
MR. PETERSON: Yeah and you guys can approve that. We're going to do one and two now and we're going to approve that and—  
MR. BOND: Right.  
MR. PETERSON: You don't have to just say we're going to spend the whole \$135,000 because if you get to step four, there's no reason to go to step five if you can't get past that.  
MR. BOND: Right. You don't sign authorization to do the whole thing.  
MR. PETERSON: I wouldn't, no.  
MR. SULLIVAN: So do we just discard then the Hallock-Young—  
MR. PETERSON: Not at this time. That's not where we're putting our eggs at right now. We're putting the eggs on the 24.  
MAYOR WOODWARD: So what we need though to get started on that is Utility Committee meeting.  
MR. PETERSON: Uh-huh.  
MAYOR WOODWARD: Terry, we sent emails asking you about having a meeting before the scheduled October meeting. You haven't replied.  
MR. CAMPBELL: Well, I had to wait until I talked to Chris. It can't be on a Tuesday, so whatever day he wants.  
MAYOR WOODWARD: Okay.  
MR. PETERSON: How's next Wednesday?

MR. CAMPBELL: Pardon me?  
MR. PETERSON: How's next Wednesday look for you?  
MR. CAMPBELL: The 25th?  
MR. PETERSON: Yep.  
MR. BOND: I'll be leaving town to go to a wedding in Iowa. It won't work for me.  
MR. PETERSON: How's the 23rd work?  
MR. SULLIVAN: Monday?  
MR. PETERSON: The 23rd, Monday.  
MR. BOND: 23rd.  
MR. PETERSON: You have a Finance meeting anyway.  
MAYOR WOODWARD: Not until the 30th, right?  
MR. PETERSON: Okay.  
MR. BOND: I'm free on the 23rd.  
MAYOR WOODWARD: Jessica stepped out for a moment, but she will be right back. I'm sure she will have to work, so if we can meet at 4:30.  
MR. CAMPBELL: 4:30.  
MR. BLANK: 4:30 is pushing it too much for her.  
MAYOR WOODWARD: Probably 5:00.  
MR. PETERSON: Let's say 5:00. That would be easier for me too.  
MR. CAMPBELL: Okay.  
MAYOR WOODWARD: Okay. So we'll do that. We'll make sure it's okay with her when she steps back in here.  
MR. BOND: Okay with you, Terry?  
MR. CAMPBELL: Yeah.  
MR. SULLIVAN: I've got to check my calendar.  
(MS. BLANK RE-ENTERED THE MEETING AFTER BRIEFLY STEPPING OUT)  
MAYOR WOODWARD: Okay. So that's set.  
MR. BLANK: I'd like to find out from Chris again if that can be used towards that grant money.  
MR. PETERSON: Yeah, I'll ask him to be at the meeting.  
MS. SLUSARCZYK: The grant money, the 4.2 million that we got is 80/20. So every invoice we submit, they're going to pay 80 percent. We have to pay 20 percent of that.  
MR. BLANK: Twenty percent is better than a hundred.  
MS. SLUSARCZYK: Just so everyone understands, you're accepting the grant for the project, which is acknowledging the project is viable.  
MR. BLANK: And Chris said there's no deadline in that grant. I find that hard to believe.  
MS. SLUSARCZYK: Everyone said that, but it has been verified. It's been asked—  
MR. BLANK: What?  
MS. SLUSARCZYK: They asked the state. There is no deadline.  
MR. BLANK: How can they tie that money up?  
MR. PETERSON: I don't know. That's the first time I've ever heard of that.  
MS. SLUSARCZYK: They're surprised by it as well.  
MR. BLANK: Is that federal money?  
MR. PETERSON: Yeah, that's federal money.  
MR. BLANK: Better grab it before November is over.  
(MULTIPLE SPEAKERS TALKING)  
MAYOR WOODWARD: We can't hear multiple conversations.  
Okay. Does anybody have anything else they want to add? If not then—  
MR. SHEELY: You want me to call the people about building the—  
MAYOR WOODWARD: The building? I would say table it for now while we look at this building across the street. If that ends up working out,

then we won't need that from you.

MR. SHEELY: Okay.

MAYOR WOODWARD: But I think this is a plan that everybody seems to be open to.

MR. SHEELY: Better plan.

MAYOR WOODWARD: So, let's go that route for now.

MR. BIGGS: Mayor, before you close out, just for clarification, they're going to come see if they can remediate, clean anything over there. That's the next step on that?

MAYOR WOODWARD: They're going to give us an estimate for the remediation of the things—I don't know how to pronounce it, whatever that was.

MR. BIGGS: I just want to make sure because I told the employees don't even go over there. We can get the vehicles out and do whatever. If they need something, I'll go over if they need it in an out.

MAYOR WOODWARD: Okay.

MR. BIGGS: Because this report right here, I didn't know which direction to go. I'm no expert with that. I mean, Matt, if someone brings that to you and ends up in the ER with respiratory issues and this report is out. So I told them not to go in there. I mean, am I right?

SOLICITOR RIES: Just in general, yeah. But my reading from it is it's not just the type of mold, it depends on the spore elevation that makes it dangerous. But it's definitely better to be cautious.

MR. BIGGS: That's what I'm saying. I just wanted clarification. This might be still temporary or whatever else, but I'm not asking them to go in there. So we'll hold off and do like we've been doing. That's what I wanted to know.

MAYOR WOODWARD: These are not definitions that were included from the company.

MR. BIGGS: I know.

SOLICITOR RIES: But that's the practical thing. You don't want someone to be filing a Workers' Comp claim or something.

MR. BIGGS: We still have to use it, but I just told them to stay out of it. I have been going over there if I needed something or they needed something or whatever. That was the direction we were going.

MAYOR WOODWARD: The more that people are in there stirring things up, sure. I mean, it could send things airborne so the less disturbance the better probably at this point. That's what her plan is for tomorrow is to give us an estimate for the remediation. Once we have that, then Council can act on that. So, we'll just wait for that. Hopefully, she'll get that to us soon. Martin will let us know.

Does anybody have anything else?  
(NO RESPONSE FROM COUNCIL.)  
Motion for adjournment?

MR. BOND: So moved.

MAYOR WOODWARD: Motion by Bond.

MR. MOSELEY: Second.

MAYOR WOODWARD: Second by Moseley. All in favor?

COUNCIL: Aye.

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

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

MAYOR WOODWARD: Meeting adjourned.

**(WHEREAS, THE WORK SESSION BEFORE THE  
VILLAGE OF LORDSTOWN COUNCIL ADJOURNED AT 6:25 P.M.)**

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

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

STATE OF OHIO            )  
  )  
COUNTY OF TRUMBULL    )

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

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