

Water Board Meeting  
May 24, 2018  
9:00 A.M.

Members in attendance: Administrator DeOrio, Chair  
Council Cerreta, Vice Chair  
Finance Director Brown  
~~Law Director Fox~~

Also in attendance is the City Engineer Rob Graham.

Administrator DeOrio: Good morning, I would like to call the Water Board Meeting of May 24, 2018, it is in session. It is 9:02 A.M... I will call the roll.

Administrator DeOrio: Member Cerreta?

Member Cerreta: Here.

Administrator DeOrio: Member DeOrio is here.

Administrator DeOrio: Member Brown.

Member Brown: Here.

Administrator DeOrio: Member Fox? Member Fox is not here, he is on vacation this week. Also in attendance, although not a member, is City Engineer Rob Graham.

1<sup>st</sup> Item: Approve minutes from March 2, 2018 meeting and the April 20, 2018 meeting. In reference to the March 2, 2018 meeting, a request was made at the previous Water Board Meeting that the minutes had a couple different fonts, font sizes in the minutes and the Law Director had asked that be corrected so that was all one font. That has been done. It is probably best to take these one at a time. There weren't any other edits to the March 2<sup>nd</sup> meeting other than to change the font. I look for a motion to approve those minutes from March 2<sup>nd</sup>.

Member Cerreta: Motion to approve.

Administrator DeOrio: Is there a second?

Member Brown: Second.

Administrator DeOrio: Moved by Member Cerreta, Seconded by Member Brown. All those in favor signify by saying "Aye". All those opposed? "Aye's" have it.

Returning to the April 20, 2018 meeting, we have the minutes, I had noted one correction that needed to be made, page 7 of 11, it reads 'outside water range', the correct verbiage should be 'outside water rates'. I look to amend the minutes to reflect that change. If there is nothing else...

Member Brown: Just above that on the same page, there is a portion where the clerk is calling the role. It says 'Brown?' it says Rob Graham "Yes". I think it was me that answered yes.

Administrator DeOrio: I made a note that we would like to see the minutes amended. Is it the Boards desire to have the minutes amended and brought back or do you want to approve as amended?

Member Brown: I motion to approve now with the changes.

Administrator DeOrio: Motion to approve by Member Brown as amended.

Member Cerreta: Second.

Administrator DeOrio: Moved by Member Brown to approve as amended. Seconded by: Member Cerreta. We will just do a voice vote. Signify by saying "Aye".

Member Brown: "Aye"

Member Cerreta: "Aye"

Administrator DeOrio: "Aye". All those opposed? The "Aye's" have it. Are there any appeals concerning any overages of water utilities?

Member Brown: We have none.

Administrator DeOrio: 2<sup>nd</sup> Item: Review any Water Service Agreement for water or sewer use. The application we have before us today is a continuation of an application the Water Board approved at its last meeting. This concerns the farm area up on Pittsburg Road and Mt. Pleasant. As you know we approved an application the last time from Chris Semarjian the developer. As you know, Com Doc is coming down from Summit County, consolidating. The property is very large. This is a sub development of the property. The property is the old Rohr Farm. This section is on the east side of Mt. Pleasant and not the west side that we did a month ago. The property has been acquired by the same developer. The application before us today is from a company named Turtle Bay Development, LLC. The person signing on this is Daniel J. Spring, a member of the LLC. As it was before, the property is approximately 2.38 miles from the city limits. The applicant has agreed to pay all the associated fees, permits that are required to obtain water from the city. They have also agreed to pay all the outside city rates. As far as how they get their water, it depends on how the previous does. The one a month ago had three (3) possible ways configured to get to get water to that location.

It just depends on where the buildings are going to be placed on these parcels. The most likely scenario is (inaudible) south on Mt. Pleasant. Mr. Engineer would you like to comment on that? Is that how you understand it?

City Engineer: That's how I would understand it, as you mentioned, based on where the buildings will be. The previous applicant, last month, their engineering firm, construction firm, contacted my office with many questions. They are working on their plans that stem from Mt. Pleasant along the west side of Pittsburg down to their south property. So I would assume that those two parties could work together and share those costs and go from there. But I have not seen any plans.

Administrator DeOrio: Members Cerreta or Brown?

Member Cerreta: No, it's pretty straight forward. We will get all the fees and outside water rates.

Administrator DeOrio: My understanding of what the Turtle Bay Development, LLC plans on putting there is about 80,000 square feet of office, extra retail and warehousing for those occupants. I think this is called flex buildings. There is some of this development going on in the Cleveland area. It's pretty popular. I had been to one of them to see what it looks like. I will do my best to describe it. It was a large, long, rectangular building. A couple of the occupants that you may contract with would have the front of that building and maybe that unit has need of ability for a truck to back into it and unload, so part of that might be a garage door and next to that garage door is an office door and glass. Maybe the next guy doesn't need that same arrangement. He doesn't need the garage door; he just needs two (2) office doors. It's kind of like a cookie cutter thing where you just insert what is needed. Its two (2) long rectangular buildings total of about 80,000 square feet, multiple tenants within that. Maybe from water / utilities point of view, Miss Brown?

Member Brown: I was going to make mention of one thing that we would want to make a note of for our Engineering and Permits Department. As they start to build that out and start to decide how many tenants will be there, we will have to make a choice of do we have one (1) tap in and one shut off and the property owner is paying one bill or do they put it in multiple service lines, multiple accounts. We have properties that go both ways but we need to make that decision up front so we don't have co-mingling accounts or something like that. That is something we can do with permitting and design process.

Administrator DeOrio: Okay, are there any other comments?

Mr. Osborne spoke out from the gallery.

Administrator DeOrio: Is there a motion to approve or not approve this water service agreement with Turtle Bay Development, LLC?

Member Cerreta: Motion to approve.

Administrator DeOrio: Motion to approve, is there is second?

Member Brown: Second.

Administrator DeOrio: It's been moved and seconded. All those... we will do a roll call vote: Member DeOrio, "Aye". Member Cerreta?

Member Cerreta: Yes.

Administrator DeOrio: Member Brown?

Member Brown: Yes.

Administrator DeOrio: Okay, it's passed. Being there is nothing else on the agenda; I will entertain a motion to adjourn.

Member Cerreta: Motion to adjourn.

Administrator DeOrio: Moved. Is there a second?

Member Brown: Second.

Administrator DeOrio: Seconded by Member Brown. All those in favor, signify by saying "Aye".

Group: "Aye".

Administrator DeOrio: This meeting is adjourned. The time is (inaudible).

Patrick A. DeOrio  
Director of Administration