

MINUTES  
NORTHEAST OHIO REGIONAL SEWER DISTRICT  
BOARD OF TRUSTEES MEETING  
JANUARY 15, 2026

A Regular Meeting of the Board of Trustees of the Northeast Ohio Regional Sewer District (NEORS) was called to order at 12:30 p.m. by Darnell Brown.

I. Roll Call

Present: Darnell Brown  
Timothy DeGeeter  
Ronald Sulik  
Jack Bacci  
Samuel Alai  
Sharon Dumas  
Marjorie Chambers

The Secretary informed the President that a quorum was in attendance.

II. Approval of Minutes

**MOTION** – Mayor Bacci moved, and Ms. Chambers seconded, to approve the Minutes of the December 18, 2025 Board Meeting. Without objection, the motion carried unanimously.

I. Public Session

There were no items.

II. Chief Executive Officer's Report

Kyle Dreyfuss-Wells, Chief Executive Officer, advised the Board of Trustees that all three wastewater treatment plants concluded 2025 with no NPDES permit excursions for the entire year, meaning that all of the nearly 5,000 points of compliance across the plants were met. This is a testament to Frank Foley, Director of Operation and Maintenance, and his team in particular, and the collective work of the District as a whole, in meeting guidelines to ensure protection of the Cuyahoga River and Lake Erie. As a result, NEORS anticipates that it will receive the National Association of Clean Water Agencies (NACWA) Gold Peak Performance Award for the Southerly WWTC and the Platinum Award for the Westerly WWTC and Easterly WWTP. Ms. Dreyfuss-Wells congratulated Mr. Foley and his team.

Ms. Dreyfuss-Wells acknowledged Mr. Foley for his 37 years with NEORS, with his career spanning from Utility Operator B, to launching NEORS's Mercury Pollution Prevention Program while

serving as WQIS Department Manager, Superintendent of Environmental Services, and Director of Operation and Maintenance. Ms. Dreyfuss-Wells added that Mr. Foley's steady approach to leadership, focus on delivering cost-effective service, deep sense of fairness and commitment to public service have been invaluable to his team, the District, and the region. Ms. Dreyfuss-Wells wished him well in the future and expressed NEORSD's appreciation to him for his service.

President Brown explained that he had a proclamation to present to Mr. Foley and emphasized that throughout his career, Mr. Foley has demonstrated NEORSD's values of environmental stewardship, informed decision making, honesty and respect. In recognition of his impact on NEORSD, Mr. Foley was presented with the Lifetime Achievement Award in 2024. The Board of Trustees acknowledged Mr. Foley's contributions to the growth and development of NEORSD and expressed appreciation for his dedicated public service, and best wishes to Mr. Foley and his family.

Mr. Foley thanked Ms. Dreyfuss-Wells and the Board for their comments and expressed his appreciation for the past 37 years with NEORSD, and to the Board for setting the tone of the organization and providing the resources necessary to do good work. Mr. Foley thanked Ms. Dreyfuss-Wells for her steady leadership of the organization, and thanked Devona Marshall, Chief Operating Officer, for her support. Mr. Foley also thanked the O&M administrative team, including Tom Madej, Deputy Director of O&M, Tracey Phelps, Deputy Director of O&M, Jil Sah, Executive Assistant, and Kristina Green, O&M Budget Analyst, as well as superintendents in O&M, senior staff, and the entire O&M team.

Mr. Foley added that he feels that he is leaving O&M in a good place and is confident that it is in good hands under Matt Gaugler, the next Director of O&M.

#### Action Items

##### Authorization to Advertise

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|----------------------|---|
| Resolution No. 01-26 | Authorization to publish notice calling for bids, in accordance with Ohio Revised Code Section 6119.10, for a two-year requirement contract for Southerly Wastewater Treatment Center water purification systems lease and maintenance services, with an estimated probable cost of \$175,000.00. |
| Resolution No. 02-26 | Authorization to publish notice calling for bids, in accordance with Ohio Revised Code Section 6119.10, for a two-year requirement contract for sludge cake removal services for the Southerly and Westerly Wastewater Treatment Centers, with an estimated probable cost of \$2,400,000.00.      |

Resolution No. 03-26 Authorization to publish notice calling for bids, in accordance with Ohio Revised Code Section 6119.10, for a public improvement contract for the Renewal of Culverted Streams IIA project with an estimated probable construction cost of \$15,850,000.00.

**MOTION** – Mr. Sulik moved, and Ms. Dumas seconded to adopt Resolution Nos. 01-26 through 03-26. After the following discussion, without objection, the motion carried unanimously.

President Brown asked, regarding Resolution No. 02-26, what the contract entails. Mr. Foley explained that NEORS D hauls sludge from the Westerly WWTC every day, and occasionally from the Southerly WWTC under extenuating circumstances. Under the current contract, NEORS D has spent approximately \$1.4 million and \$2,500 respectively, making it more sensible to combine the contracts.

President Brown requested additional information regarding the contract associated with Resolution No. 03-26. Matt Scharver, Director of Watershed Programs, explained that the contract is related to the Rehabilitation of Culverted Streams IIA project, which is the second such project. The project will include slip lining custom culverts in multiple locations including 1,500 linear feet of stream restoration near Marymount Hospital in Garfield Heights, 368 linear feet of the Chevy Branch of Big Creek in the Milligan neighborhood.

President Brown noted that these facilities have been existing for some time. Mr. Scharver answered affirmatively and added that the involved culverts are all privately owned. NEORS D has inspected them and under the respective Stormwater Master Plans, determined that they need rehabilitation.

Authorization to Issue Request for Proposal (RFP)

Resolution No. 04-26 Authorization to issue an RFP, in accordance with Ohio Revised Code Chapter 153, for professional services for the Renewable Energy Facility Condition and Process Assessment project.

**MOTION** – Mayor Alai moved, and Ms. Chambers seconded to adopt Resolution No. 04-26. Without objection, the motion carried unanimously.

Authorization to Purchase

Resolution No. 05-26 Authorization to purchase telecommunication equipment and services from AT&T and Verizon Wireless under the State of Ohio Master Services Agreement with AT&T and the Federal Government Services Administration Contract and National Association of State Procurement Officials with Verizon, and

authorization to purchase such equipment and services under any other applicable cooperative purchasing program for which the District may obtain pricing and terms of services that are the most advantageous for the District, for the period of January 1, 2026 through December 31, 2026, in the total amount not-to-exceed \$890,500.00 allocated between AT&T and Verizon Wireless as determined necessary by District staff.

**MOTION** – Ms. Chambers moved, and Mr. Sulik seconded to adopt Resolution No. 05-26. Without objection, the motion carried unanimously.

Authorization to Enter Into Agreement

Resolution No. 06-26            Authorization to enter into a professional services agreement with DLZ Ohio, Inc. for design and construction administration/resident project representation services for the BCSO-2 Bellaire Tunnel and BC Regulators project in an amount not-to-exceed \$5,299,500.00.

Resolution No. 07-26            Authorization to enter into agreements with Greater Cleveland Habitat for Humanity & 2110 West 110<sup>th</sup>, LLC; Women Religious Archives Collaboration, City of Cleveland & Gordon Square Arts District – Cleveland Improvement Corporation; Church of the Covenant; Cliquepoint Data Foundation; The Young Women’s Christian Association of Greater Cleveland, Ohio & Cogswell, LLC; Pilgrim Congregational United Church of Christ; Polish American Cultural Center in Honor of John Paul II & Polish American Cultural Center, to implement projects under the 2026 Green Infrastructure Grant Program for the Combined Sewer Area, as presented, in a total amount not-to-exceed \$2,000,000.00.

Resolution No. 08-26            Authorization to enter into a Memorandum of Agreement with Ohio Council 8 and Local Union 2798, American Federation of State, County and Municipal Employees, AFL-CIO (AFSCME), substantially in the form presented, to modify certain language in Article 49, Substance Abuse Testing, of the current collective bargaining agreement between the District and AFSCME to add oral fluid testing in certain circumstances as part of the District’s substance abuse testing program.

**MOTION** – Ms. Dumas moved, and Mayor Bacci seconded to adopt Resolution Nos. 06-26 through 08-26. After the following discussion, without objection, the motion carried unanimously.

President Brown requested additional information regarding the project associated with Resolution No. 06-26. Robin Rupe, Director of Engineering and Construction, explained that under this project, there are 12 combined sewer overflows (CSOs) for which NEORS D will work to increase the level of control so that they do not activate more than three times in a typical year. There will also be a CSO that will be eliminated entirely. In coordination with other work in the Big Creek tunnel system, this project will help to reduce 580 million gallons of CSO volume discharged in a typical year. Additionally, a portion of the Bellaire Tunnel at 72-inches in diameter and 2,000 feet in length will be installed under this project.

Ms. Dumas requested additional information regarding the oral fluid testing referenced in Resolution No. 089-26. Jeremy Short, Director of Human Resources, explained that NEORS D is looking to transition from predominantly urine screening for substance detection to oral fluid swabbing. This allows for more accurate results in terms of impairment, because the results will be reflective of the closest 36 to 72 hours. There are additional benefits such as easier sample collection and more accurate testing results.

Authorization to Enter Into Contract

Resolution No. 09-26                      Authorization to enter into a 12-month requirement contract with PVS Chemical Solutions, Inc. for the delivery of up to 3,100,000 wet pounds of sodium bisulfate solution to all District Wastewater Treatment Plants in an amount not-to-exceed \$441,130.00.

**MOTION** – Mayor Bacci moved, and Mr. Sulik seconded to adopt Resolution No. 09-26. Without objection, the motion carried unanimously.

Authorization to Amend Agreement

Resolution No. 10-26                      Authorization to amend Agreement No. 22001050 with CHN Housing Partners (CHN) to extend the term of the agreement through December 31, 2027 for CHN’s continued administration of the District’s Plumbing Assistance Program, formerly known as the District’s Energy program, and to increase the agreement amount by \$1,600,000.00, thereby bringing the total agreement amount not-to-exceed \$5,972,851.75.

Resolution No. 11-26                      Authorization to amend professional services Agreement No. 22002003 with Terracon Consultants, Inc. to perform additional testing and construction inspection services on an as-needed basis in the additional amount of \$1,400,000.00, thereby bringing the total Agreement amount not-to-exceed \$4,900,000.00, and to extend the term of the agreement through exhaustion of the funds.

**MOTION** – Ms. Chambers moved, and Mr. Sulik seconded to adopt Resolution Nos. 10-26 through 11-26. After the following discussion, without objection, the motion carried unanimously.

President Brown requested additional information regarding Resolution No. 10-26. Dr. Nichole Oocumma, Chief Administrative Officer, explained that in 2021, the Board authorized CHN Housing Partners to provide NEORS D’s energy assistance programs, and in 2024, the majority of the programs were brought in house, with only the Plumbing Assistance Program to stay under CHN’s management. The Board also approved CHN to use the Program’s 2026 funds in 2025. The current Resolution is for an amendment to add funding to continue to support the Plumbing Program in 2026 and 2027.

#### Hearing Officer Findings and Recommendations

Resolution No. 12-26                      Adopting the findings and recommendations of the Hearing Officer with regard to the sewer account of JP Realty Group, LLC ending in 9768, Sewer District Hearing No. 25-015, that no further adjustments be made.

**MOTION** – Mr. Sulik moved, and Ms. Chambers seconded to adopt Resolution No. 12-26. Without objection, the motion carried unanimously.

#### Authorization to Approve Policy

Resolution No. 13-26                      Authorization to approve the Compensation Structure and Range Management Policy, governing the CEO’s conditional approval of employee compensation above the maximum of an established pay band approved by the Board, as presented, and authorizing the CEO to amend such Policy from time-to-time as deemed necessary by the CEO, all consistent with and pursuant to the CEO authority under Article IX.A.1 of the District Bylaws.

**MOTION** – Mayor Alai moved, and Mayor Bacci seconded to adopt Resolution No. 13-26. After the following discussion, without objection, the motion carried unanimously.

President Brown requested additional information regarding the policy. Mr. Short explained that there have been rare occasions when an employee is already at the upper end of their pay band before the annual pay increase. Rather than being negatively impacted, NEORS D would like to be able to implement that pay raise. In the past, employees would receive a lump sum payment for the overage. The policy grants the CEO authority to increase those few employees based on seven factors including exceptional performance and organizational alignment.

Ms. Dreyfuss-Wells added that NEORSD has a set of policies that help to govern the pay bands and how staff move through those pay grades. Occasionally, those policies created situations that were not logical for a particular employee.

### III. Information Items

Ms. Rupe provided the Engineering and Construction (E&C) Year-End Summary Report for 2025, beginning with contract management. E&C currently has 82 active contracts totaling more than \$1.2 billion.

As for 2025 year-end contract management actuals, there were nine professional service awards totaling \$23.8 million, including the Consent Decree related NPDES Performance Compliance Project Phase 3, for \$8.5 million. There were eleven construction contracts awarded totaling almost \$153 million, the largest being the Kingsbury Run Consolidation Sewer project for \$104 million. Eleven contracts were closed, totaling nearly \$125 million, the largest of which also being a Consent Decree project, the Shoreline Consolidation Sewer project at \$46 million.

Regarding Key Performance Indicators (KPIs), as for cashflow, the goal of delivering 85% of planned spending or \$245 million, was exceeded at 89%.

The KPI for the Business Opportunity Program (BOP) was exceeded. In the eleven projects that were closed, the total contract value was just below \$125 million and of that, the final BOP value total was \$25.29 million, exceeding the goal of 19.33% at 20.27%.

The KPI for construction substantial completion within 90 days of planned was not met due to three specific projects: the Pearl and Jennings Pump Station project, which was delayed due to electrical equipment deliveries; the Shoreline Consolidation Sewer, which was delayed due to equipment failures and unforeseen site conditions; and the Southerly Chemically Enhanced High-Rate Treatment project, which was delayed due to modifications to scope for chemical feed systems.

As for Project Clean Lake, there are 76 projects that are complete or active with only two projects remaining. The total number of projects dropped from 79 to 78, as NEORSD was able to eliminate one project. Highlights this year include commencing design for the Easterly District Capacity Improvements project, that will address issues under Control Measures 12 and 13. Design was completed for the Easterly Chemically Enhanced High-Rate Treatment project, which will result in the capture of 623 million gallons of CSO annually. Mining operations for the Southerly Storage Tunnel have commenced, which will result in 760 million gallons of control in the Southerly System. The Pearl and Jennings Pump Station, Control Measure 23, achieved full operation, which will achieve 25 million gallons of annual CSO control.

Looking ahead in 2026, Westerly Chemically Enhanced High-Rate Treatment project, which will result in the capture of 260 million gallons of CSO annually, will be completed. Construction will begin for both the Easterly Chemically Enhanced High-Rate Treatment project and the Southerly Tunnel Dewatering Pump Station. The Southerly Tunnel Dewatering Pump Station will be located at the current main shaft mining site of the tunneling for the Southerly Storage Tunnel. Construction of the Big Creek Storage Tunnel will also commence in 2026, which will achieve 580 million gallons of CSO control annually.

IV. Open Session

There were no items.

V. Public Session (any subject matter)

There were no items.

VI. Executive Session

Mr. Sulik, pursuant to Ohio Revised Code Section 121.22 (G), moved, and Mayor DeGeeter seconded, to enter into executive session to consult the District legal counsel concerning disputes involving the District that are subject to pending and/or imminent court actions. By roll call vote, the Board voted unanimously to enter into executive session at 1:09 p.m.

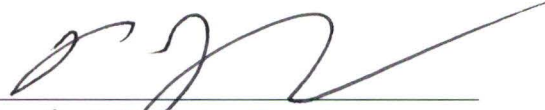
The Board returned to open session at 1:48 p.m.

VII. Approval of Items from Executive Session

There were no items.

VIII. Adjournment

**MOTION** – President Brown stated business having been concluded, he would entertain a motion to adjourn. Mayor Bacci moved, and Ms. Dumas seconded the motion to adjourn at 1:48 p.m. Without objection, the motion carried unanimously.



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Timothy J. DeGeeter, Secretary  
Board of Trustees  
Northeast Ohio Regional Sewer District



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Darnell Brown, President  
Board of Trustees  
Northeast Ohio Regional Sewer District