

MINUTES
NORTHEAST OHIO REGIONAL SEWER DISTRICT
BOARD OF TRUSTEES MEETING
MARCH 6, 2025

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
Ronald Sulik
Timothy DeGeeter
Jack Bacci
Sharon Dumas
Samuel Alai
Marjorie Chambers

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

II. Installation and Oath of Newly Appointed Board Members

Eric Luckage, Chief Legal Officer, publicly administered the oath of office to President Brown and Mayor Bacci, swearing them in as Members of the Board of Trustees for their new terms.

President Brown stated that it is an honor to continue his service as Board President and work with this group of Trustees. President Brown thanked Kyle Dreyfuss-Wells, Chief Executive Officer, senior staff, and all NEORS employees for their continued hard work. Cleveland and Northeast Ohio have specific challenges associated with being one of the largest urban areas in the country and having a 25-year Consent Decree, which will require more than \$2 billion to complete. Although much has been achieved, there is still much to be done to complete the Consent Decree and to ensure that NEORS continues to serve as a model organization for service delivery.

III. Approval of Minutes

MOTION – Mayor Bacci moved, and Ms. Chambers seconded, to approve the Minutes of the February 20, 2025 Board Meeting. Without objection, the motion carried unanimously.

IV. Public Session

There were no items.

V. Chief Executive Officer's Report

Kyle Dreyfuss-Wells, Chief Executive Officer, informed the Board that on February 25th, Constance Haqq, Chief Administrative Officer, served on a Cuyahoga Community College (Tri-C) business breakfast panel titled "Training, Recruiting, and Retaining Top Talent in Northeast Ohio", moderated by Jessica Colombi, Executive Director of Economic Development and Public Policy at Tri-C. The panel also included J. Craig McAtee, CEO and Executive Director of the National Coalition of Advanced Technology Centers. Ms. Haqq discussed NEORSD's challenges and opportunities in recruitment as well as its Operator and Maintenance Training Programs and Good Neighbor Ambassador and Training Program. It was a well-attended and lively event and NEORSD appreciates its partnership with Tri-C.

Also on February 25th, NEORSD held its final session of the second cohort of the Frontline Leadership Development Program, which is organized by the Human Resources department. Through this program, NEORSD is able to work with existing managers to provide tools and training to support their staff and support the success of their employees. The program includes computer-based training, leadership development workshops, and mentorship opportunities, which continue beyond the program's timeframe. The most recent cohort was comprised of 16 managers across various departments. Ms. Dreyfuss-Wells thanked Jeremy Short, Director of Human Resources, and his team for their efforts, as well as the managers who participated in the program.

On February 26th, NEORSD's African American Professionals Network (AAPN) hosted a panel discussion titled "Climbing the Ladder; Black Leaders Discuss Their Career Journeys". The panel included President Brown, Pauletta Hubbard, Customer Relations Manager, Tracey Phelps, Deputy Director of Operation and Maintenance, and Mr. Short. The panelists discussed their careers, lessons learned and gave advice. There were 125 NEORSD staff from across the District in attendance, both in person and virtually. Ms. Dreyfuss-Wells thanked AAPN leadership Karrah Spencer, DE&I Specialist, Crystal Davis, Government Affairs Program Manager, Andrea Harris, Talent Acquisition and Employment Specialist, and Danny Neelon, Strategic Partnership Lead, for organizing the event as well as the panelists for their participation.

On February 29th, NEORSD recognized the graduates of cohort 10 of the Good Neighbor Ambassador (GNA) Program, with over 50 people in attendance, including friends and family and the graduates. Ms. Dreyfuss-Wells thanked Galen Adams, GNA Supervisor, and Angela Jones, Government Affairs Specialist, for organizing the event and thanked Bishop Crosby, Customer Relations Specialist and former GNA for providing the keynote address.

Ms. Dreyfuss-Wells invited Devona Marshall, Chief Operating Officer, to introduce the new Director of Engineering and Construction, Robin Rupe.

Ms. Marshall introduced Ms. Rupe and explained that she has been with NEORSD for more than 10 years and most recently served as the Plant Design Manager in the Engineering and Construction Department. She has achieved much in her career, notably, her management role in NEORSD's Automation Program Management Initiative, which is a multimillion-dollar program that is reaching completion. Ms. Rupe brings over 27 years of experience in the engineering field, with a good balance of technical knowledge, strategic thought, and other leadership skills.

VI. Action Items

Authorization to Advertise

- | | |
|----------------------|--|
| Resolution No. 42-25 | Authorization to publish notice calling for bids, in accordance with Ohio Revised Code Section 6119.10, for a one-year requirement contract for Caterpillar standby generator preventive maintenance and repair services with an estimated probable cost of \$1,225,000.00. |
| Resolution No. 43-25 | Authorization to publish notice calling for bids, in accordance with Ohio Revised Code Section 6119.10, for EMSC generator radiator replacement services with an estimated probable construction cost of \$150,000.00. |
| Resolution No. 44-25 | Authorization to publish notice calling for bids, in accordance with Ohio Revised Code Section 6119.10, for a three-year requirement contract for crane inspection, maintenance and repair services at all District wastewater treatment plants and pump stations with an estimated probable cost of \$155,000.00. |

MOTION – Mayor Alai moved, and Ms. Chambers seconded to adopt Resolution Nos. 42-25 through 44-25. After the following discussion, without objection, the motion carried unanimously.

President Brown requested an explanation regarding the cost increase associated with Resolution No. 42-25. Frank Foley, Director of Operation and Maintenance, explained that the generators are used for the Demand Response Program as well as if there is an emergency and facilities lose power. The generators are approximately 18 years old and while the engines are expected to last for some time to come, they may require additional maintenance. Additionally, there is a regular preventative maintenance schedule. There are additional maintenance activities being added to the new contract, including activities that will be performed at three-year and six-year intervals in future contracts.

Authorization to Purchase

Resolution No. 45-25 Authorization to enter into a contract with sole source supplier Pelton Environmental Products, Inc. for the purchase of Polychem sludge collector parts for the Easterly Wastewater Treatment Plant and the Southerly Wastewater Treatment Center in an amount not-to-exceed \$400,000.00.

MOTION – Mr. Sulik moved, and Mayor Bacci seconded to adopt Resolution No. 45-25. Without objection, the motion carried unanimously.

Authorization to Enter Into Agreement

Resolution No. 46-25 Authorization to enter into a professional services agreement with NRG Curtailment Solutions, Inc. as the Curtailment Service Provider for the PJM Demand Response Programs in an amount not-to-exceed \$97,650.00.

Resolution No. 47-25 Authorization to enter into a professional services agreement with Case Western Reserve University, on behalf of its Weatherhead School of Management Executive Education, for educational opportunities for District staff for a period of three years, in an amount not-to-exceed \$130,000.00.

MOTION – Ms. Chambers moved, and Ms. Dumas seconded to adopt Resolution Nos. 46-25 through 47-25. After the following discussion, without objection, the motion carried unanimously.

President Brown requested additional information regarding the success of the project associated with Resolution No. 46-25 to date. Ms. Marshall explained that NEORSD has been involved in the Demand Response Programs since early 2020. The programs compensate end-users for reducing electricity consumption during periods when grid reliability is an issue. This particular contract is for curtailment services to provide the necessary monitoring and maintenance of the equipment, as well as to notify NEORSD when there is an optional opportunity to go off-grid and receive money for doing so. This is a shared revenue opportunity with no anticipated direct costs to NEORSD. NEORSD anticipates up to \$250,000 annually for its participation in the program and to date, the net savings have been just under \$1.3 million after an investment of \$900,000 in necessary equipment.

Authorization to Enter Into Contract

Resolution No. 48-25 Authorization to enter into a public improvement contract with Triad Super Joint Venture for construction of the Kingsbury Run Consolidation Sewer project in an amount not-to-exceed \$103,954,740.03.

MOTION – Mayor Bacci moved, and Ms. Dumas seconded to adopt Resolution No. 48-25. After the following discussion, without objection, the motion carried unanimously.

President Brown requested additional information regarding the differences in the engineer’s estimate and bids received. Ms. Rupe explained that the Kingsbury Run Consolidation Sewer project will be performed in coordination with the Southerly Tunnel and Consolidation and the Southerly Tunnel Dewatering Pump Station projects to reduce combined sewer overflow (CSO) volume to the Cuyahoga River by 280 million gallons annually.

The engineer’s estimate of probable construction cost was \$105 million, and for this project, NEORSD could not award a bid in excess of 10% above the estimate of probable construction. There were two bids received, and the second bid was over the 10%, which means that the contractor is interested in the project but unable to meet the estimate threshold. NEORSD has worked with Triad Super Venture and their subcontractors on numerous occasions and feels comfortable in recommending them for the contract.

President Brown asked how long the project will take to complete. Ms. Rupe explained that it will take four years.

Authorization to Amend Resolution

Resolution No. 05-25a Authorization to Amend Resolution No. 05-25, adopted January 2, 2025, for a twelve-month requirement contract with PVS Technologies, Inc. for the delivery of up to 2,500,000 wet pounds of sodium bisulfite solution for all District wastewater treatment plants, in an amount not-to-exceed \$343,750.00, to correct the vendor’s name from PVS Technologies, Inc. to PVS Chemical Solutions, Inc.

MOTION – Mr. Sulik moved, and Ms. Chambers seconded to adopt Resolution No. 05-25a. Without objection, the motion carried unanimously.

Authorization to Amend Agreement

Resolution No. 49-25 Authorization to Amend Agreement No. 24003554 with Cuyahoga Community College to continue providing Districtwide training services in an additional amount of \$105,000.00, for a total agreement amount not-to-exceed \$145,268.00.

MOTION – Ms. Chambers moved, and Mayor Bacci seconded to adopt Resolution No. 49-25. After the following discussion, without objection, the motion carried unanimously.

President Brown noted that while not a large contract amount, it is approximately triple the amount of the former agreement and requested an explanation. Mr. Short explained that NEORSD is moving from a one-year contract to a three-year contract with Tri-C. Over the past five years, NEORSD’s average number of classes is 97 per year with 44% being NEORSD leadership and 56 being individual contributors. By moving to a three-year agreement, NEORSD is able to secure discounted pricing and avoid potential annual increases. This helps to more effectively manage training budgets and ensure continued access to a broad range of employee development courses and certifications, which strengthens the internal talent pipeline.

Property Related Transaction

Resolution No. 50-25 Declaration of intent to appropriate one permanent sewer easement at the property known as PPN 128-23-034, located at 11115 Kinsman Avenue, in the City of Cleveland, owned by Zion Hill Baptist Church, necessary for the construction and maintenance of the Kingsbury Run Consolidation Sewer project, and to provide for the consideration of \$1,050.00 determined by the fair market value to be deposited with the Cuyahoga County Probate Court.

Resolution No. 51-25 Declaration of intent to appropriate one subterranean easement at the property known as PPN 125-15-003, located at 6901-7881 Garden Valley Avenue, in the City of Cleveland, owned by Rainbow Terrace 2021, LLC, necessary for the construction and maintenance of the Kingsbury Run Consolidation Sewer project, and to provide for the consideration of \$1,400.00 determined by the fair market value to be deposited with the Cuyahoga County Probate Court.

Resolution No. 52-25 Authorization to acquire one permanent easement at the property known as PPN 003-02-002, located at 5400 Whiskey Island Drive, in the City of Cleveland, owned by the Cleveland-Cuyahoga County Port Authority, necessary for the construction and maintenance of future projects at the Westerly Wastewater Treatment Center, with authorization of \$325,900.00 in addition to the \$119,000.00 previously authorized and paid, for total consideration of \$444,900.00.

MOTION – Mayor Alai moved, and Ms. Dumas seconded to adopt Resolution Nos. 50-25 through 52-25. After the following discussion, without objection, the motion carried unanimously.

President Brown requested additional information regarding the property associated with Resolution No. 52-25. Mr. Luckage explained that in 2021, NEORSD obtained a 0.6787-acre temporary easement at property owned by the Cleveland-Cuyahoga County Port Authority for the construction of the Westerly Chemically Enhanced High-Rate Treatment project at the Westerly Wastewater Treatment Center. Since that time, the E&C Department has been determined that there is a long-term need for access to that property for future projects and a requirement for the temporary easement to become a permanent easement. In 2021, NEORSD paid \$119,000 for the temporary easement. The recent appraisal of the temporary easement area as a permanent easement was \$444,900. The Port Authority agreed to accept the difference between the temporary easement consideration already paid and the permanent easement fair market value, an additional \$325,900 to acquire the permanent easement.

Authorization to Reject and Rebid and to Enter Into Contract

Resolution No. 53-25 Authorization to reject all bids and re-bid, in accordance with Ohio Revised Code Section 6119.10, for up to four 12-month requirement contracts for Grounds Maintenance Services and to authorize the CEO to enter into one or more contracts with the lowest and best bidders without additional Board approval, in a total amount not-to-exceed \$170,000.00 for all contracts combined.

MOTION – Mayor Bacci moved, and Ms. Dumas seconded to adopt Resolution No. 53-25. Without objection, the motion carried unanimously.

VII. Information Items

There were no items.

VIII. Open Session

There were no items.

IX. Public Session (any subject matter)

There were no items.

X. Executive Session

There were no items.

XI. Approval of Items from Executive Session

There were no items.

XII. 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 1:04 p.m. Without objection, the motion carried unanimously.



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



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