

MINUTES
NORTHEAST OHIO REGIONAL SEWER DISTRICT
BOARD OF TRUSTEES MEETING
APRIL 3, 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
Jack Bacci
Samuel Alai
Sharon Dumas
Marjorie Chambers

Absent: Timothy DeGeeter

The Acting 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 March 20, 2025 Board Meeting. Without objection, the motion carried unanimously.

III. Public Session

There were no items.

IV. Chief Executive Officer's Report

Kyle Dreyfuss-Wells, Chief Executive Officer, informed the Board that on March 24th and March 26th, NEORS hosted its twice-yearly Watershed Advisory Committee meetings at the Watershed Stewardship Center in Parma. These meetings have been held since the beginning of the Regional Stormwater Management Program to provide opportunities for member communities to receive updates regarding the program, as well as to talk with one another, and with NEORS staff. NEORS staff provided updates regarding tree planting and maintenance, the drone program, design and construction projects, and funding opportunities under the Community Cost-Share Program, Member Community Infrastructure Program, and the State of Ohio Water Pollution Control Loan Fund. The meeting also included a community spotlight on the Village of Richfield, with Brian Frantz, Director of Planning, Zoning and Economic Development, providing a presentation regarding how the Village used Community Cost-Share funds to incorporate

stormwater management features into its downtown renewal project. There were more than 80 community partner attendees over the course of the two days.

On March 27th, Ms. Dreyfuss-Wells and Mayor Blackwell of Maple Heights joined the US Water Alliance webinar on regional partnerships. Mayor Blackwell discussed Maple Heights rebuilding from its fiscal and infrastructure concerns and the importance of partnerships with organizations like NEORSD. Maple Heights, like many member communities, has embraced a long-term incremental approach to planning infrastructure improvements. The City has captured over \$7.4 million in Member Community Infrastructure Program projects since 2018, allowing for remediation of basement backups for more than 500 homes and the installation of more than 56,000 linear feet of repaired or new sewers. Ms. Dreyfuss-Wells noted that there were over 100 attendees on the webinar and expressed appreciation to the US Water Alliance for organizing the event.

On March 25th, NEORSD achieved a major milestone on the construction of the Southerly Storage Tunnel, as the tunnel boring machine (TBM) was lowered into the main mining shaft on East 49th Street. Ms. Dreyfuss-Wells provided photographs of the event that were taken by Nicole Harvel, Communications Specialist, and Ron Maichle, Process Analyst and drone pilot, and were shared on social media with great interest from the public. Ms. Dreyfuss-Wells invited Robin Rupe, Director of Engineering and Construction, to provide additional comment.

Ms. Rupe explained that nine months ago, the TBM was transported from the northeast side of Cleveland, where it was underground for 22 months for the Shoreline Storage Tunnel, to the site of the Southerly Storage Tunnel, which is the sixth of seven tunnels under Project Clean Lake. Over the past nine months, McNally Tunneling Corporation has worked to replace or repair items on the TBM to ensure its reliability to begin the new tunneling project. On March 25th, over the course of ten hours, the 800-ton TBM and cutterhead were successfully lowered 165 feet to the bottom of the shaft of SOTC-1. Tunneling operations will begin in six weeks.

Ms. Dreyfuss-Wells advised the Board that the 2025-2007 Strategic Plan is complete and included in the meeting materials. The Strategic Plan will be distributed to all NEORSD employees as well. Ms. Dreyfuss-Wells thanked everyone for their participation, including the Board, for their feedback. NEORSD looks forward to its implementation.

Action Items

Authorization to Issue Request for Proposal (RFP)

- Resolution No. 68-25 Authorization to issue an RFP for design and construction administration/resident project representation services for the Easterly Tunnel Dewatering and Division Avenue Pump Stations Improvements project.
- Resolution No. 69-25 Authorization to issue an RFP for design and construction administration/resident project representation services for the CSO-203 Relocation project.

MOTION – Ms. Dumas moved, and Mayor Bacci seconded to adopt Resolution Nos. 68-25 through 69-25. After the following discussion, without objection, the motion carried unanimously.

President Brown noted that Resolution No. 68-25 involves two significant projects and requested additional information. Ms. Rupe explained that both of the projects are working to enhance features for the Operation and Maintenance teams. In 2016, NEORS D finished construction of the Easterly Tunnel Dewatering Pump Station and commissioned it in 2018. NEORS D has now had several years of operating that facility and there are multiple improvements included in the scope of the project for enhancing staff safety as well as improving solids management.

As for the Division Avenue Pump Station, that site was originally built in 1951 and rehabilitated in 2019. Some of the pumps that were replaced in 2019 are showing severe signs of deterioration. Sewer System Maintenance and Operation staff are currently maintaining the pumps until a long-term solution is in place. The replacement project will include the pumps as well as site improvements to provide better flow measurements at that location.

Authorization to Purchase

- Resolution No. 70-25 Authorization to purchase annual software maintenance and support services from sole source vendor UKG, Inc. for the Integrated Human Resources Information System, for the period June 1, 2025 through May 31, 2026, in an amount not-to-exceed \$483,041.93.

MOTION – Mr. Sulik moved, and Ms. Chambers seconded to adopt Resolution No. 70-25. After the following discussion, without objection, the motion carried unanimously.

President Brown requested additional information regarding the software associated with Resolution No. 70-25. Mohan Kurup, Director of Information Technology, explained that this

Resolution relates to Ultimate Software, which NEORS D uses for benefits, payroll, talent acquisition, time management, and learning management systems. In 2020, Kronos and Ultimate Software merged and became Ultimate Kronos Group. This specific contract is not for timekeeping, only the aforementioned functions.

Authorization to Enter Into Contract

Resolution No. 71-25 Authorization to enter into a two-year requirement contract with sole source vendor Centrifuge-Systems LLC for centrifuge maintenance, repair and rebuilding services at the Westerly Wastewater Treatment Center in an amount not-to-exceed \$250,000.00.

Resolution No. 72-25 Authorization to enter into a two-year requirement contract with C&K Industrial Services, Inc. for Hydrovac and Jetting Services in an amount not-to-exceed \$192,225.00.

MOTION – Ms. Chambers moved, and Mayor Alai seconded to adopt Resolution Nos. 71-25 through 72-25. Without objection, the motion carried unanimously.

Property Related Transaction

Resolution No. 73-25 Authorization to convey ownership of the parcels in the City of Pepper Pike known as PPN 871-30-022, located at 28675 Shaker Boulevard, PPN 871-39-015, located at 31879 Shaker Boulevard, PPN 871-28-019, located at 30026 Gates Mills Boulevard, and PPN 871-32-032, located at 2852 Lander Road, to the City of Pepper Pike, contingent upon the CEO's acceptance of permanent stormwater easements with the assignment of development rights over the entirety of the parcels on behalf of the District with total consideration of \$4.00.

Resolution No. 74-25 Authorization to acquire two subterranean easements, two permanent easements, two permanent access easements, and three temporary easements at the property known as PPN 126-38-020, located on East 87th Street, in the City of Cleveland, owned by 93 Kinsman, LLC, and to acquire site preparation work at the property to be completed by the owner, all as necessary for the construction and maintenance of the Kingsbury Run Consolidation Sewer project, with total consideration of \$263,817.00.

Resolution No. 75-25 Declaration of intent to appropriate one temporary easement at the property known as PPN 126-38-005, located at 3028 Woodhill Road, in the City of Cleveland, owned by the Cleveland Electric Illuminating Company, necessary for the construction 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.

MOTION – Mayor Bacci moved, and Ms. Dumas seconded to adopt Resolution Nos. 73-25 through 75-25. Without objection, the motion carried unanimously.

Authorization to Close Out Public Improvement Contract

Resolution No. 62-25 Authorizing the Final Adjusting Change Order to close out Public Improvement Contract No. 23004503 with Tucson, Inc. for the Chippewa Creek Flood Reduction Project near Echo Lane, to decrease the contract amount by \$746,143.37, thereby bringing the total contract amount to \$7,513,563.63.

MOTION – Ms. Chambers moved, and Mr. Sulik seconded to adopt Resolution No. 62-25. Without objection, the motion carried unanimously.

Authorization to Modify Policy

Resolution No. 76-25 Authorization to adopt the modified Member Community Infrastructure Program (MCIP) Policy, Process, and Procedures, as presented.

MOTION – Ms. Chambers moved, and Mayor Alai seconded to adopt Resolution No. 76-25. Without objection, the motion carried unanimously.

Authorization to Implement

Resolution No. 77-25 Authorization to implement the 2026 Member Community Infrastructure Program (MCIP) and to issue a request for proposals for project applicants.

MOTION – Mayor Alai moved, and Ms. Chambers seconded to adopt Resolution No. 77-25. Without objection, the motion carried unanimously.

Rescission of Award and Authorization to Reissue Request for Proposals

Resolution No. 78-25 Recission of Resolution No. 310-24, adopted December 19, 2024, which authorized the District to enter into a contract with the confidential security consultant presented in the privileged and confidential security memo provided to the Board, in an amount not-to-exceed \$193,842.00, and further authorization to reject all proposals and issue a new RFP for information security professional services and software.

MOTION – Mayor Bacchi moved, and Ms. Dumas seconded to adopt Resolution No. 78-25. Without objection, the motion carried unanimously.

V. Information Items

President Brown indicated that there were three information updates: the Business Opportunity Program (BOP) update; Industrial Pretreatment Program Legal Notice; and the Regional Stormwater Management Program (RSMP) update. President Brown further indicated that any questions regarding the Industrial Pretreatment Program Legal Notice should be directed to the appropriate person following completion of the meeting.

Ken Duplay, Chief Financial Officer, introduced Tiffany Jordan, Manager of Contract Compliance, to provide the BOP update.

Ms. Jordan advised that the BOP focuses on economic impact, in a way that provides greater opportunities for customers to do business with NEORSD, resulting in employment and business growth. An economic impact study was conducted which provided the 12 county footprints where firms may be eligible for certification. Small businesses must complete a certification application, then apply for recertification after two years. Firms may receive an onsite audit visit to ensure that they are compliant with the program requirements.

BOP firms may work with NEORSD as prime contractors, subcontractors, or under a direct-award contract. There is a BOP committee, which met three times last year to discuss the data and program improvements. The compliance software system used to process applications and track projects, and program goals is B2Gnow. Outreach for the BOP is promoted internally and externally. Ms. Jordan and her team present to new NEORSD employees during the onboarding process, and the program is promoted on digital boards at NEORSD facilities.

The program is promoted externally via large pre-bid meetings with the Engineering and Construction and Watershed Programs Departments. There were 77 attendees to the Kingsbury Run pre-bid meeting. The target audience is BOP certified firms, with a goal of informing them of the various subcontracting opportunities. In 2024, NEORSD held 34 outreach events including a

two-day “How to do Business with NEORSD” event, with approximately 150 attendees, and 7 certification clinics. The efforts resulted in the certification of 34 new BOP certified firms: 14 in construction; 2 in goods; 4 in engineering; and 14 in services.

In 2024, there were a total of 321 certified firms: 125 MBE; 114 WBE; and 82 SBE firms. The 321 certified firms by category were: 114 in construction; 62 in engineering; 20 in goods; and 92 in services.

The key performance indicators BOP participation goals are set by project, and the goals range from 5% to 20%, based on total contract value. In 2024, there were 100 projects with BOP goals: 26 in construction; 38 in professional services; and 36 in Watershed Programs. Of those 100 projects, 8 closed, and 6 of the 8 met or exceeded BOP goals, with an MBE firm impact of \$19 million, and a grand total of \$51.2 million for BOP firms overall.

The five-year economic impact for MBE firms was \$84 million; \$67 million for WBE firms; and \$64 million for SBE firms, with a grand total of \$216 million.

President Brown noted that NEORSD used to participate in matchmaker events to attempt to expand construction areas and engage smaller firms for larger projects and asked if that is still the case. Ms. Jordan answered affirmatively and explained that NEORSD partners with other organizations such as the Greater Cleveland Partnership, which handles the business development aspects of the events, and NEORSD will invite its BOP firms to the events.

Matt Scharver, Director of Watershed Programs, added that in 2024, the stormwater construction plan cashflow delivery under the BOP was \$6.5 million, equating to 17.6%. This is lower than the typical 20% due to the larger volume of cash delivery.

Mr. Scharver indicated that the RSMP update would include examples of how NEORSD monitors and assesses the success of its projects.

Beginning with Pepper Luce Creek in the City of Pepper Pike, Mr. Scharver provided photos of the project area from different locations and angles and explained that under today’s action items, the Board approved the disposal of four properties in Pepper Pike, including one on this project site. That property will be transferred to the City of Pepper Pike, to be maintained by the City and contains a permanent stormwater easement held by NEORSD without the possibility of future development on the parcel, as the development rights have been extinguished on the property through the terms of the permanent stormwater easement.

Mr. Scharver provided photos of the project area after substantial completion, demonstrating greater sinuosity to the channel, more accessible floodplain, and raised streambed with new riffle and pool construction. Mr. Scharver showed additional photos from the following years, demonstrating the area where a home was voluntarily acquired under the RSMP and replaced with

new floodplain which is now maturing with vegetation in the area. Photographs from 2023 demonstrate that the stream channel has not moved out of alignment, has redistributed its gravel and is quite stable, with good access to the floodplain. This series of photographs demonstrates that the design works as intended.

Mr. Scharver added that a photograph depicting discoloration in Pepper Luce Creek was due to an illicit discharge. The City of Pepper Pike captured two phases of Member Community Infrastructure Program grant funding of \$3.1 million to remove 173 home sewage treatment systems from the area, improving the water quality in Pepper Luce Creek tributary to the stream restoration project area.

Mr. Scharver moved on to the Doan Brook Restoration Near Horseshoe Lake Park project in the Cities of Shaker Heights and Cleveland Heights. The project has achieved 90% design completion, and the 90% design public outreach meetings were the week of March 31st. This project has been under design with public outreach activities for two years. NEORSD intends to request Board approval to advertise the construction contract in the fall and move into construction in the spring of 2026. Mr. Scharver provided a map of the project area and explained that there are approximately nine acres of wetland remnant floodplain in the corridors. NEORSD performed extensive alternatives analysis to assess relocating the confluence where the North Branch and Middle Branch come together upstream of the former dam. NEORSD also assessed managing floodplains to try to capture as much floodplain storage as possible. Mr. Scharver provided images demonstrating the active floodplain and how it will be inundated in a 10-year and 100-year storm event. In a 100-year storm event, the area grows from 9.3 acres of remnant floodplain to 18 acres of new accessible floodplain throughout the Doan Brook valley. In order to achieve that, NEORSD will regrade and perform a tremendous amount of earthwork with the lakebed sediment throughout 26 acres. There is a tremendous amount of earthwork required to transform the 60-acre park under this restoration project.

Mr. Scharver provided renderings of the proposed completed project with circulation paths and a bridge crossing over Doan Brook where the noncompliant Class 1 ODNR dam currently resides and is anticipated to be removed next year. The reworking of the entire site will result in vast new floodplain with wetlands incorporated. Careful consideration will be taken to create reconstructed wetlands to capture the storm sewer outfalls that empty into the park from approximately 90 acres of urbanized area, to be cleaned before being released back into Doan Brook.

Mr. Scharver provided additional long-term renderings of the project area, up to 20 years after completion, with vegetation regrowth and an eventual fully hardwood canopy over the Brook. Additionally, NEORSD has committed to paying for a bridge over the Brook connecting North Park Boulevard to South Park Boulevard. Along with the restoration of the North Branch, the Middle Branch, and the removal of the Horseshoe Lake Dam, there was also a great effort to put together a landscape integration plan that had community amenities that both Shaker Heights and

Cleveland Heights have fully committed to investing in that go along with the transformation of the 60-acre park.

Mr. Scharver provided a graphic showing the approximately 15 acres within the park that will be maintained by the Cities and explained that there will be significantly improved community amenities, including park circulation trails, access points, play areas, benches, and trash cans. The cost of the improved amenities has a probable construction cost of \$7.2 million. The overall project cost is just under \$32 million, with a NEORS D contribution of \$24.7 million.

President Brown thanked Mr. Scharver and added that it is encouraging to hear from the communities about the outcomes, and there is a benefit to working together to mitigate some costs to achieve the outcome. Mr. Scharver agreed and added that NEORS D has incorporated the amenities into its design to achieve cost savings for the communities.

President Brown asked if there is an agreement in place as to who will be responsible for what maintenance activities. Mr. Scharver explained that there will be agreements in place that are currently being drafted. The 26 acres of riparian floodplain will be maintained under the RSMP, and the amenities will be maintained by the communities.

Mayor Bacci asked whether the dam had been dismantled. Mr. Scharver explained that the former Horseshoe Lake has been drained for the last few years, and the dam has had an emergency breach installed.

Mayor Bacci asked if there is a plan to use the existing materials from the dam for historic or aesthetic purposes. Mr. Scharver explained that there will be some materials incorporated into the design, such the existing masonry at the planned sensory garden. The stonework at the sensory garden will remain. The earth and material from the dam will be used to build up the streambeds and the capstones from the stonework face of the dam will be incorporated into some of the park circulation walkways.

President Brown asked whether the nature center has a historical library of sorts that they intend to incorporate into the project. Mr. Scharver explained that these details are still being discussed. There will be some virtual amenities and signage that address the historic resources within the park. Cooperation with project partners is ongoing.

VI. Open Session

There were no items.

VII. Public Session (any subject matter)

There were no items.

VIII. Executive Session

There were no items.

IX. Approval of Items from Executive Session

There were no items.

X. 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 1:14 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