

WRWSD Board of Trustees Special Meeting 10/16/25

President Levermore called the meeting to order at 6:00pm.

Roll Call: Present: Armstrong, Gruber, Harper, Levermore, Wales and Mgr. Wilkin

Absent: Feil was excused.

Special Meeting Purpose:

- To Review and edit the second reading of the 2025-2 resolution, Rate Increases.
- Make the required second announcement of the vacancy(ies) on the Board of Trustees.

President Comments (Levermore):

- We have two positions open on the WRWSD Board of Trustees. Anyone interested in serving is encouraged to pick up an application at the office.
- We have made a few revisions to Resolution #2025-02 based on feedback from the membership. Members commented that homeowners were paying higher fees whereas property owners were not contributing to WRWSD plant upgrades and the sewer expansion. The updated resolution reflects this feedback.

General Manager (Wilkin)/Plant Supt (Wilson): The second reading of Resolution #2025-02 was read by Mgr. Wilkin. *New additions from the first draft include under "1. Approval of Rate Increase; Water", bullet point #2 increases to the annual water availability assessment and bullet point #3 that beginning in 2028, there will be a 3% increase to rates on water users and every year thereafter. Mgr. Wilkin will post this document on the Lake Waynoka website. You must sign in and go to Message Center in the drop-down box in the right top corner. The Resolution will be posted under WRWSD.*

Waynoka Regional Water and Sewer District; Resolution #2025-02

A Resolution of the Board of Trustees of the Waynoka Regional Water and Sewer District Approving a Rate Increase for District Fees

- **WHEREAS**, the Waynoka Regional Water and Sewer District (the "District") is a District organized and existing under the laws of the State of Ohio, with its principal office located at 1 Waynoka Drive, Lake Waynoka, OH 45171; and
- **WHEREAS**, the District is responsible for maintaining and improving the common areas, facilities, and infrastructure within the Lake Waynoka community, as well as ensuring the financial stability and sustainability of the District; and
- **WHEREAS**, the Board of Trustees (the "Board") has reviewed the current financial status of the District, including operating expenses, reserve funds, and projected future costs, and has determined that an increase in District fees is necessary to meet the District's financial obligations, maintain the quality of services provided to its members, and address the current growth limitations, including the maximum of 150 new homes and the annual limit of 10 grinder pump permits, plus water and sewer taps per year; and
- **WHEREAS**, the Board recognizes that the increase in fees is essential to expand the District's water production and sewer processing capabilities and capacity, thereby enabling the potential for additional community growth in the future; and
- **WHEREAS**, the Board has the authority under the District's governing documents, including its bylaws and covenants, to establish and adjust District fees as necessary to fulfill its fiduciary responsibilities; and
- **WHEREAS**, the Board has provided notice to the District's members regarding the proposed rate increase and has allowed for member input in accordance with the District's governing documents and applicable laws;
- **NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of the Waynoka Regional Water and Sewer District, as follows:

1. Approval of Rate Increase; Water

The Board hereby approves an increase in the District fees for all members of the Waynoka Regional Water and Sewer District for water. The new rate shall be as follows:

- 2026 and 2027– \$8.00 Assessment Per Month on All Water Users
- 2026 and thereafter- \$8.00 Assessment Per Month for Water Availability (Currently Water Availability is \$60 Per Year and Would Increase to \$156.00 Per Year).
- 2028 – 3% increase to rates on water users thereafter

2. Approval of Rate Increase; Sewer

The Board hereby approves an increase in the District fees for all members of the Waynoka Regional Water and Sewer District for sewer. The rate shall be as follows:

- 2026 – No Increase

- 2027 – 5.00% Increase
- 2028 – 5.00% Increase
- 2029 – 5.00% Increase
- 2030 – 10.00% Increase
- 2031 – 10.00% Increase
- A 5.00% Increase from 2032 and thereafter

3. Effective Date

The approved rate increase shall take effect on January 1st, 2026, and members shall be notified of the change in accordance with the District's governing documents.

4. Member Notification

The Board directs the District's management to provide written notice of the rate increase to all members no later than _____, 2025, including details of the new rates, the effective date, and the reasons for the increase.

5. Allocation of Funds

The additional funds generated by the rate increase shall be allocated to the following purposes:

- Maintenance and improvement of common areas and facilities;
- Contributions to the District's reserve fund;
- Payment of operating expenses; and
- Any other purposes deemed necessary by the Board to ensure the financial stability and sustainability of the District.

6. Recordkeeping

The Board directs the District's management to maintain accurate records of the rate increase, including member notifications, financial projections, and meeting minutes, in compliance with the District's governing documents and applicable laws.

BE IT FURTHER RESOLVED, that this Resolution shall be entered into the minutes of the Board meeting held on _____, 2025 and shall remain in full force and effect until amended or rescinded by the Board.

Motions & Resolutions: None

Community Concerns: There were many comments and questions from community members attending the meeting.

- It was asked if the open Trustee announcement counts as one of the two announcements since this is a special meeting and not a monthly meeting. Secretary Wales will research the bylaws.
- There were questions about the addition of bullet points under "Approval of Rate Increase – Water". It was explained that homeowners will pay an \$8.00/month assessment for 2026 and 2027. Each lot owner will pay a \$156.00/year water availability fee which is an increase of \$96.00/year to help fund the upgrades and expansion. Homeowners will not be double dipped if they have additional lots and vacant lot owners will only be charged the \$156.00/year assessment regardless of how many lots they own.
- Will the 10 homes per year restriction be lifted once the expansion is completed? Yes. The WRWSD will lift restrictions on the number of grinder pump and tap permits. At this time, it is imperative to limit the number of new homes because our water/sewer infrastructure cannot accommodate more than 150 new homes. It is irresponsible of the WRWSD Board to allow our infrastructure to reach 100% capacity thus the limiting of grinder pump and tap permits each year. There have been several new home permits sold recently so the Board will revisit the numbers at the beginning of the year and it was discussed that the number of new home permits may be reduced. It is estimated that the upgrades and expansion will take 5-7 years if all goes well. The Board has allowed up to 15 years to complete the project if permit restrictions remain in place.
- There was discussion about how the new home permits will be issued and the number of homes that may be built in Lake Waynoka after the upgrades and expansion is complete. This will need to be determined by the WPOA Board.
- It was noted that there was considerable lack of foresight on the part of previous WRWSD Boards. The WRWSD is considering forming their own long range planning committee to appropriately plan for future projects so this does not happen again.
- A question was asked about how WPOA owned properties, such as, the Rec Center, Lodge, Lounge are charged for water and sewer usage. They are charged like everyone else. The WPOA settles their water and sewer accounts with the WRWSD each year.
- The WRWSD Board tasked DLZ Engineering with creating the water and sewer rate study based on doubling our water and sewer capacity. They considered inflation into the proposed cost. The current estimate is close to

thirteen million dollars. We will be applying for grants (which we do not expect to qualify for since our residential median income is too high). We will be applying for various low-interest long-term loans, in addition to, the proposed assessment to fund the project. DLZ Engineering is very experienced. We need to rely on our expert engineers to get the ball rolling on designs and implementation.

- A question was asked about our water pipe system as it seems there have been many recent issues. Mgr. Wilkin said we have a closed system and the pipes appear to be in good shape. The issue has been the saddle joints. Years ago, when the system was built, the stainless-steel saddle joints were sold with galvanized bolts. The galvanized bolts have rusted through creating separation of the joint. We are replacing broken saddle joint bolts with current up-to-code bolts as they become separated.

Adjournment: At 7:02pm, a motion was made by Wales and seconded by Armstrong to adjourn. A yea/nay vote was taken and the motion passed unanimously.

Rhonda J. Maybriar, Assistant WRWSD Secretary