Municipal Authority
Board Meeting
August 8, 2022

Members attending - Mario DeBlasio, Alan Baldarelli, Jim Tigri, Carl McLean
Others attending- Steve Halmi, Brian Cagle, Robert Morrow
Absent – Angela Perrine
Visitors – Taylor Webber

Carl McLean brought the meeting to order at 6:30

Taylor Webber, property owner at 9892 S. Fifth St. Ext., is interested in hooking up to water and sewer through MACL. He would like to hook up through Richmond St. at the manhole across from there. Taylor states he has a right of way agreement from his neighbor, Darla Adams. Ms. Adams lives on the corner and Mr. Webber has permission from Ms. Adams to go through her property for use of water and sewer. Last week Bob Morrow and Mr. Webber looked at the slopes, and gravity fed, it's 165 feet.

Mr. Webber stated he already contacted the Conneaut Lake Joint Municipal Authority (CLJMA) and added that their solicitor granted permission, in a letter, to receive sewer services through MACL.

Bob Morrow asked Mr. Webber if he has any property within the Borough of Conneaut Lake. Mr. Webber replied with no according to GIS but, yes according to the map from Borough of Conneaut Lake's office.

Mario DeBlasio added that Mr. Webber would need to obtain a letter from Sadsbury Township giving permission for MACL to provide water services.

Mario DeBlasio then asked Mr. Webber if he pays taxes to Conneaut Lake Borough. Mr. Webber's reply was no.

Mario DeBlasio also added that according to GIS mapping that it looks like Mr. Webber's property line is on the Sadsbury Township/Conneaut Lake Borough line and typically boundary lines follow property lines. And since, Mr. Webber doesn't pay property taxes to the Borough of Conneaut Lake there appears to not be any evidence of Mr. Webber's property being within the Borough of Conneaut Lake.

Steve Halmi replied that the borough line does not necessarily have to follow property lines. He added it's hard to know where that line is. Steve Halmi also added it is very common in a situation like Mr. Webber's when there is a parcel that is partially in two municipalities that they will pay taxes to one municipality but not the other.

Mario DeBlasio states he is in agreement to provide Mr. Webber the ability to attach to services with MACL. Carl McLean reiterated Mr. Webber would need a letter from Sadsbury Township authorizing him to receive water services from MACL.

Mr. Webber added he could not find a defined borough map amongst his research. Surveying boundary lines was discussed but Carl McLean doesn't think getting parcel surveyed is necessary as long as we receive permission from Sadsbury Township.

Mario DeBlasio made a motion to grant Mr. Webber access to both MACL's water and sewer system conditioned upon receiving a letter from Sadsbury Township (a no objection letter). Jim Tigri seconded the motion. Roll Call – unanimous yea (motion carried).

Bob Morrow asked Mr. Webber if he was aware he would have to go underground for the water. Mr. Webber said yes, he was aware he was aware he needed to go underground for water on Fourth St.

Mario DeBlasio asked Steve Halmi what sketches or plans Mr. Webber would need to provide Steve or Bob Morrow. Steve replied that it is up to Bob. Steve added that if Bob Morrow and Mr. Webber have already looked at the alignment and are satisfied that the gravity sewer is going to work, there is probably no sketch that would be necessary. What other requirements for connection that Mr. Webber needs? Is there anything we need to give him for his contractor? Steve Halmi answered with just the usual documentation we would give to any one that is making a new connection to our services.

Bob Morrow also mentioned to Mr. Webber that he would need a meter pit. And that MACL would also like him to have a backflow valve. Bob also mentioned to Mr. Webber that he would need marking tape (tracing tape).

Steve Halmi suggested MACL obtain a copy of the Easement (once it has been recorded at the courthouse) from Mr. Webber's neighbor stating he can run lines through their property.

EXECUTIVE SESSION - discussing current litigation against the Conneaut School District.

EXECUTIVE SESSION ended and regular Board meeting resumed.

Mario DeBlasio made motion to direct our solicitor to advise the School Board that all previous offers are now off the table and he has been authorized to take all necessary steps forward for collection on this debt. If the Board intends to enforce its current rules and regulations for penalties and collect those penalties, we also authorize our solicitor to begin work on a draft agreement. Carl seconded the motion. Roll call - unanimous yea (motion carried).

Brian Cagle left meeting at 7:12.

REPORTS

Brian Cagle, *Letter from Conneaut Lake Properties* stating to stop work until further notice. Mario DeBlasio is questioning bills for Conneaut Lake Properties. He added to have Angela Perrine send current billing against their retainer to show the amount of money has been used when we halted work on project.

Alan Baldarelli asked if we have to reserve the balance. Brian Cagle stated if they make a final decision to not go forward then yes, but until they do that, then no.

Steve Halmi, *Water Tower Maintenance History* - Steve provided a brief history of the water tower. He stated it was originally constructed in 1988. He added there was periodic inspections and work don on the water tower since. Significant work was done in 2013 when there was exterior paint and tightening of the windage rods. In 2009 there was interior coating applied to the water tank. The last inspection that he is aware of was in 2018. In that inspection report they did recommend coating the interior and exterior within the next 5 years.

Alan Baldarelli made a motion to get bids for water tower repair.

Steve Halmi asked if MACL would want to consider a maintenance contract with a company where you would pay a fee and the company would handle inspections and repairs for the life of the tank.

Mario DeBlasio recommends spending this year getting bids, get an inspection, determine what we want to do and put it in budget for fall of next year. We can spend the next several months

looking into this and then we will have a plan for this to happen in August or September of next year. Alan Baldarelli seconded the motion (motion carried).

Steve Halmi suggested to talk with some of these companies and see what their recommendations are. He added he would still like to review whatever their recommendations may be.

Bob Morrow asked Steve Halmi if there is any chance there is lead paint on the tank. Steve said according to his report there is lead paint. Bob then said we will have some environmental issues with the lead paint. Steve said yes, with blasting (due to the lead paint) and coating of the exterior it will be a huge expense. Steve added that he will ask for recommendations. Carl McLean recommended checking with Salt Painting.

Bob Morrow, *DEP Inspection* - Bob discussed the DEP inspection. He said that the DEP is going to write a violation that MACL doesn't have a generator at the filter station. Bob mentioned to the inspector that MACL does have a generator at the sewage plant and added that we have an interrupted service plan and showed the plan to the inspector. Steve Halmi added that the interrupted service plan was submitted and approved by the DEP. Bob said the inspector was going to speak with DEP to find out whether or not this is legal. Bob added that the DEP wants (within 30 days) to know how MACL is going to handle the generator situation. Steve said his response to the DEP is her is the interrupted service plan you approved and we are functioning under.

Carl McLean asked if the plan is to bring the generator from the sewer plant over at the filter building. Bob Morrow replied, yes, that is the plant. However, there is another issue currently. Bob mentioned that he tried to start the generator the other day on a routine test and indicator showed up on the screen that there is no oil pressure, which means it might be a bad oil pump or the generator, itself. Bob added he would like to figure out the issue with the generator before getting the transfer switch because there may be an issue with the generator and we may need to get a new generator.

Mario DeBlasio made a motion to authorize up to $2,000.00 for any generator repairs at Bob Morrow's discretion. Carl McLean seconded the motion. Roll call – unanimous yea (motion carried).

Bob Morrow also added that the DEP listed a violation due to MACL's treatment plan chemicals are in 50-gallon tanks and the DEP wants them stored in containment tanks.

Mario DeBlasio made a motion to allocate up to $1,500.00 for the purpose of buying spill protection at Bob Morrow's discretion. Alan Baldarelli seconded the motion. Roll call – unanimous yea (motion carried).

Steve Halmi suggested to Bob Morrow that Bob consult with him first as he has some ideas.

Lift Station - Bob then reported about the lift station at the sewer plant. Bob said he just got the pump and he installed it this morning. He added that it is pumping fine and the diesel generator is now shut down. Carl McLean asked if Bob will be sending the diesel generator back soon. Bob said he would like to keep it until MACL gets another pump.

Lift Station at Conneaut Lake Middle School - Bob reported it is time to have the lift station at the Conneaut Lake Middle School cleaned. Bob added it should cost around $500.00.

Mario DeBlasio made motion to authorize $500.00 for cleaning of the Conneaut Lake Middle School lift station and a bill is sent to the Conneaut School District for said cleaning. Carl McLean seconded the motion. Roll call – unanimous yea (motion carried).

Flows- Bob reviewed the flows (estimated).

NEW BUSINESS - ***Mario DeBlasio made a motion to add discussion and vote on budget to our Agenda. Jim Tigri seconded the motion. Roll Call – unanimous yea, (motion carried).***

Mario stated that he and Carl McLean went through the budget and the good news is MACL exceeded its income. $17,000.00 extra income than what was budgeted. We did have some extra costs but nothing too significant. On 5003 we are recommending wages from the budget amount of $6,587.00 to $10,000.00. On 5005 Penn Power we had lowered that amount. We had $5,040.00 budgeted and now we have $4,500.00. We are recommending operating expenses we increase the amount from $4,120.00 to $10,000.00. We recommend raising Supertindent wages from $30,000.00 to $34,000.00 and secretarial wages from $9,100.00 to $10,000.00. He added quarterly payments they decided to raise from $150,000.00 to $160,000.00. Everything else we left untouched. We would like to amend these changes with income roughly $389,000.00.

Carl McLean made the motion to approve the budget as amended. Mario seconded the motion (motion carried).

Steve Halmi questioned what changes had been made to the Conneaut Lake Joint Municipal Authority Carl McLean replied with the quarterly payments we raised it $10,000.00 for quarterly payments but not for projects. Carl added if there is a project the Joint Municipal is doing, we have $50,000.00 in the budget to help cover that. Steve is concerned it might be higher than that amount. But Steve added he thinks the decision to stay the course for the amount you budgeted for the CLJMA is the proper thing to do with lacking other information.

Alan Baldarelli inquired about the budget for the Sixth St. project. Mario DeBlasio replied that other than MACL's sewer capital expenditures there is $50,000.00 normally budgeted for capital expenditures that includes cameras, replacing and repairing, $20,000.00 for cleaning, and another $50,000.00 for the CLJMA. Mario also noted that he and Carl are starting to look at profit and loss and are going to continue to work on that and perhaps propose rate adjustments for October/November. Mario added that he and Carl are going to gather a comprehensive picture on how much there is of a profit/loss.

Mario DeBlasio stated legal fees should be raised at least $8,000.00. Mario added bringing sewer capital expenditure down to $40,000.00 from $50,000.00, sewer cleaning down to $17,500.00 from $25,000.00, and CLJMA down to $47,500.00 from $50,000.00

Mario DeBlasio added that the budget is out of balance, and at this point, it is going to show a deficit but there is a plan to make up the deficit by the final quarter of this year. We will make adjustments that will increase income.

Alan Baldarelli questioned if the Board of Directors are allowed to approve a budget if the budget isn't balanced. Mario DeBlasio answered, yes, the Board of Directors approved last year's budget and it wasn't balanced. Carl McLean added the budget is going to be balanced, just not tonight. Carl said the budget is going to be balanced with a rate increase and reduction in expenses.

Minutes of previous meeting- (not available)
Profit and Loss - (not available)
Aged Accounts - (not available)
Bills to be Paid - (McLean/Baldarelli)
Adjournment – 7:25 pm (DeBlasio/Baldarelli)