Municipal Authority of Conneaut Lake
Board Meeting
November 13, 2023

Members – Carl McLean, Alan Baldarelli, Jim Tigri
Members attending via Conference Call – Mario DeBlasio, Chris Gates
Others – Steve Halmi, Brian Cagle, Bob Morrow, Angela Perrine
Visitors – Calvin Ernst, Michael Ernst

Carl McLean called the meeting to order at 6:30 p.m.

Steve Halmi stated he sent the proposed Site Access Agreement and Easement Agreement for the use of the Ernst Farms property to explore and possibly develop a well field for additional water services. Steve thought it would be best if Calvin Ernst came to a meeting and talked with MACL board members, in person, to discuss their thoughts on the agreement and where we might go from here.

Michael Ernst stated they would provide MACL with a counteroffer.

A discussion occurred about October's board Minutes. Mario DeBlasio noted the third or fourth paragraph down there were two separate motions but displayed as one. Brian Cagle stated to separate the two motions and add "no vote was called" to the first motion. Alan Baldarelli stated he made comments at November's meeting that he would like added to the October Minutes. One of those comments pertained to the quote received for brush removal from Vivian's Tree Service and the other was comments pertaining to the draft of Bulk Water Agreement with Reflections on Conneaut Lake.

Calvin Ernst & Michael Ernst left the meeting at 8:12 p.m.

Carl McLean made a motion to accept the meeting Minutes with the exception of the changes we need to make the two motions here need to be put in two paragraphs and note there was no vote on the first motion. Note too that Alan Baldarelli asked for insurance on Vivan's Tree Service and Alan wants to make sure the wells are paid for before selling (Mario DeBlasio told Angela Perrine to revisit the recording of October's meeting and to add Alan's previous comments as stated.) Mario DeBlasio seconded the motion. Roll call: unanimous – yea. (Motion carried)

Mario DeBlasio also mentioned he does not like amended Minutes handwritten. Mario stated he prefers the amended text be bold or italicized. Brian Cagle reassured that amended Minutes do not have to be handwritten, they can be typed.

Carl McLean made a motion we go into Executive Session for the purpose of discussing legal agreement for bulk water sales to Reflections on Conneaut Lake. Mario DeBlasio seconded the motion. Roll call: unanimous – yea. (Motion carried)

Executive Session to discuss legal agreement for bulk water sales to Reflections on Conneaut Lake began at 7:28 p.m. Executive Session ended at 9:12 p.m. and regular meeting resumed at that time.

Mario DeBlasio made a motion we counter Conneaut Lake Joint Municipal Authority (CLJMA) offer to purchase with $2,500 cash, they pay all closing costs, and they assume all maintenance responsibilities and repair responsibilities for the lift station. We will give them a new pump. Additional language that

Steve Halmi mentioned regarding connection (Steve Halmi's verbiage was upon execution of the agreement and transfer of the property, that CLJMA takes all responsibility for receiving and processing sewage at the property line as it enters the property. Steve Halmi added that implication, in the meantime, CLJMA will run MACL's pump station at their cost until such time a new connection is by gravity.) (Carl McLean added it starts on agreement of transfer of property. Mario added the offer expires within 60 days.) Alan Baldarelli seconded the motion. Roll call: unanimous – yea. (Motion carried)

Bob Morrow questioned what we are going to do with the generator. Carl McLean told Bob to remove the generator off site and if CLJMA needs to use it they can borrow it.

Mario DeBlasio made a motion we add additional language to the contract with Reflections on Conneaut Lake to cover payment and bonding issues, and we accept the changes Mr. Pelly has proposed. Jim Tigri seconded the motion. Roll call: unanimous – yea. (Motion carried)

Mario DeBlasio made a motion that so long as Reflections on Conneaut Lake accepts the agreement as amended that we let the public know that we may vote on acceptance of this agreement at our next meeting. (Alan Baldarelli and Carl McLean questioned how we would notify the public. Mario answered by putting it in our meeting Minutes.) Jim Tigri seconded the motion. Roll call: unanimous – yea. (Motion carried)

Carl McLean made a motion to have Steve Halmi do a pressure study of our system to see what the affect would be if having all those homes hooked up to our system what the pressure would be. Mario DeBlasio seconded the motion. (Mario DeBlasio made an amendment that Mr. Pelly has agreed to pay for this pressure study at approximately $500.) Roll call: unanimous – yea. (Motion carried)

Brian Cagle left the meeting at 9:28 p.m.

Steve Halmi mentioned that CLJMA received bids for their plant upgrade project.

Jim Tigri asked for authorization to talk with Mr. Ray regarding trees on his property that may need to be removed due to the Sixth Street sewer project. Carl McLean said we should give Jim authorization to talk to George Ray and let him know we are thinking about putting a new sewer line through there and the trees may need to be removed. Mario said to Jim as long as he is very careful when talking with Mr. Ray in what he says because we haven't received or approved bids and therefore it is not a done deal. Mario added he is okay with Jim talking with Mr. Ray but does not want Jim to make representation that this is something that is going to happen for certain, and do not advise him on what to do or not to do as a representative of MACL. Alan Baldarelli added for Jim not to go to Mr. Ray as an MACL official, just explain to him this may happen and if he wants to get bids on removing the trees that's up to him. Carl McLean reiterated he thinks its okay for Jim to talk to George Ray and let him know we are looking at putting a new sewer line through there and the trees may need to be removed.

Bob Morrow stated last month there was a failure of the #2 filter. The manifold line developed a hole in it and sprayed water all through the plant. He had to have an emergency repair done. It's probably going to be around $3500. Bob said he asked Culligan's what would have caused this and they had no idea of why this happened – possibly a bad piece of pipe. Bob added that piping was installed in 2004 and we don't know what may happen to the rest of the piping. Bob said he asked the company what their quote would be to replace all the manifold piping. They quoted $25,000 to $30,000. Mario DeBlasio asked Bob when the last time the grounding system was inspected. Bob said it was inspected when the unit was installed. Mario said to Bob if he had serious concerns of the integrity of the rest of the plumbing and considering this is going to a high dollar repair, he things Steve Halmi should take a look at it and give us an assessment of what might have happened and if there are any corrective measures we need to take as we are considering a $20,000 expenditure. Mario added he

thinks it is well worth our while to have Steve Halmi go out and do an assessment of the system. Steve Halmi stated he would take a look at it.

Steve Halmi left the meeting at 9:33 p.m.

Mario DeBlasio made a motion we award the contract to Vivian's Tree Service for clearing the brush at Fireman's Beach area and the water tower area. Alan Baldarelli seconded the motion. Roll call: unanimous – yea. (Motion carried)

It was decided the cost-of-living raise would be discussed at next month's meeting in Executive Session.

Angela Perrine asked the board if it would be possible for her to have flexibility with her work schedule with working remotely due to a temporary medical issue with her husband. Carl McLean stated that would be fine as long as Angela posts information of how to be reached when out of the office. Mario DeBlasio added he agrees with Carl but make certain there is a clear way for people to get in touch with Angela throughout business hours. Mario mentioned to put a sign on the door with a number to be reached at and follow up on voicemails/emails, and if someone is needed in the office to reach out to one of the board members.

Mario DeBlasio left the conference call at 9:41 p.m.

A discussion ensued on the amortization payment to CLJMA on the Profit/Loss. Angela Perrine stated she would inquire about this with McGill, Power, Bell & Associates.

Carl McLean made a motion to accept the Profit/Loss except Angela is going to check into the amortization of the CLJMA payment and make sure it is set up properly. Alan Baldarelli seconded the motion. Roll call: unanimous – yea. (Motion carried)

Minutes of previous meeting – (McLean/DeBlasio)
Profit and Loss Statement – (McLean/Baldarelli pending amortization of CLJMA payment)
Aged Accounts **–** Reviewed
Bills presented for payment –(Tigri/Baldarelli)

Adjournment – 9:45 p.m. (Gates/Tigri)