Municipal Authority of Conneaut Lake
Board Meeting
January 8, 2024

Members – Jim Tigri
Members attending via Conference Call – Alan Baldarelli, Mario DeBlasio, Chris Gates
Others – Steve Halmi, Jeff Youngs (Pepicelli, Youngs, & Youngs), Bob Morrow, Angela Perrine
Absent – Carl McLean, Brian Cagle
Visitors – Rob Brugnoli (customer), Donna Trudell (customer)

Alan Baldarelli brought the re-organization meeting to order at 6:30 p.m.

Mario DeBlasio nominated Alan Baldarelli to be temporary chairperson for election of board chairpersons. Jim Tigri seconded the motion. (Motion carried) Roll Call was taken: DeBlasio – yea, Tigri – yea, Gates – yea

Alan Baldarelli nominated Carl McLean chairperson. Mario DeBlasio seconded the motion. (Motion carried) Roll call was taken: Baldarelli – yea, DeBlasio – yea, Tigri – yea, Gates – yea

Mario DeBlasio nominated Alan Baldarelli for vice-chairperson. Jim Tigri seconded the motion. (Motion carried) Roll call was taken: DeBlasio – yea, Tigri – yea, Gates – yea

Mario DeBlasio made a motion that we appoint Pepicelli, Youngs, and Youngs as the solicitor of Municipal Authority of Conneaut Lake (MACL). Alan Baldarelli seconded the motion. (Motion carried) Roll call was taken: Baldarelli – yea, DeBlasio – yea, Tigri – yea, Gates – yea

Mario DeBlasio made a motion that we appoint Deiss & Halmi Engineering firm as engineers for MACL. Alan Baldarelli seconded the motion. (Motion carried) Roll call was taken: Baldarelli – yea, DeBlasio – yea, Tigri – yea, Gates – yea

Mario DeBlasio made a motion we appoint McGill, Power, Bell & Associates as account for MACL. Alan Baldarelli seconded the motion. (Motion carried) Roll call was taken: Baldarelli – yea, DeBlasio – yea, Tigri – yea, Gates – yea

Mario DeBlasio made a motion to appoint Marquette Savings Bank and First National Bank as the banks for MACL. Alan Baldarelli seconded the motion. (Motion carried) Roll call was taken: Baldarelli – yea, DeBlasio – yea, Tigri – yea, Gates – yea

Mario DeBlasio made a motion to adjourn the reorganization meeting at 6:36 p.m. (The motion was not seconded an roll call was not taken.)

Alan Baldarelli brought the meeting to order at 6:36 p.m.

Mario DeBlasio asked Jeff Youngs if he had received an executed contract from Reflections on Conneaut Lake. Jeff Youngs stated Brian Cagle sent the contract to Mr. Pelly's attorney the day after the last MACL meeting and they haven't heard anything back yet. Mario DeBlasio wanted Jeff Youngs to remind Brian Cagle that Reflections on Conneaut Lake only had 30 days from MACL's last board meeting (12/11/2023).

Angela Perrine informed the board of directors that Reflections on Conneaut Lake has now gone over (effective

with December bills) their $5,000 deposit for professional services. Mario DeBlasio replied with request of a running tab report pertaining to the deposit of Reflections on Conneaut Lake presented at each board meeting. Mario DeBlasio also informed Angela Perrine to email Mr. Pelly copies of his bills being paid by Reflections on Conneaut Lake's deposit. Mario also instructed Angela to inform Mr. Pelly he needs to increase the amount of his deposit.

Rob Brugnoli, customer of MACL, would like to know the engineering in question with Reflections on Conneaut Lake and what it's about. Steve Halmi answered that MACL had a concern about the effect of the development on pressures in the borough's system. MACL requested that it was investigated to see what the effect might be.

Mr. Brugnoli also questioned the $5,000 deposit Reflections on Conneaut Lake provided and what is was for. Steve Halmi explained the $5,000 was a deposit Mr. Pelly made toward expenses that would go towards the development. Jim Tigri added Reflections on Conneaut Lake is being billed for the development of this project. MACL is not spending rate payers' money on the projects for the development.

Mr. Brugnoli also asked if there is an agreement, or tentative agreement, with Reflections on Conneaut Lake to run the water down to the development. Steve Halmi replied that MACL passed the tentative agreement at last month's meeting. However, Mr. Pelly has not signed/returned it yet.

Mr. Brugnoli also asked if MACL came up with the agreement or if Mr. Pelly came up with the agreement. Alan Baldarelli stated MACL came up with the agreement that was sent to Mr. Pelly. Mr. Brugnoli asked if he would be able to obtain a copy of the agreement. Alan Baldarelli asked Jeff Youngs if we would be allowed to give anything out that has not been approved or signed. Jeff Youngs stated he didn't see an issue with giving out a copy as it's not binding on MACL until it's completely signed. Mr. Brugnoli stated he would just like to have an idea of what the proposal is. Mario DeBlasio sent the agreement, at that time, electronically to Mr. Brugnoli.

Donna Trudell, customer of MACL, questioned if the decision was made to go down Aldina Drive for the Reflections on Conneaut Lake. Steve Halmi replied that there is a tentative agreement to sell water to the developer at the borough line, but how the developer gets the water from that point to his development is up to the developer, not MACL. Mario DeBlasio added his hope is that there would be fire hydrants along Aldina Drive that if there would ever be a fire there would be water there to fight the fire and save someone's life, however MACL has no control over the route Reflections on Conneaut Lake takes to their development.

Mario DeBlasio asked Jeff Youngs if he could send Mr. Pelly an email reminding him his 30 days are up. Jeff Youngs said he would have to communicate with Mr. Pelly's attorney. Mario decided to have Angela Perrine send the email to Mr. Pelly instead of Jeff Youngs as to not accrue an additional expense. Jeff Youngs restated that the email would need to go to Mr. Pelly's attorney, not Mr. Pelly. Mario would like for the email to remind Mr. Pelly his 30 days for action will be up on Wednesday, January10, 2024 at close of business (5 p.m.). Mario would like to remind Mr. Pelly if we don't have a signed agreement in our hands by then, he will have to come back to the board.

Steve Halmi wanted to clarify that he is not to do anymore work on the Reflections on Conneaut Lake development until further notice due to Reflections on Conneaut Lake being over their initial $5,000 deposit. Mario DeBlasio clarified yes, to cease all work or until otherwise notified that funds have been transferred. Alan Baldarelli stated himself or someone with MACL will let the engineer and attorney know when the funds are there and we can continue. Angela Perine is to let the board, engineer, and solicitor know when the check with additional funds arrives.

Steve Halmi wanted to inform MACL that CLJMA has executed a contract for replacement of the roof at the CLJMA plant for a total cost of $29,500. There is no action required but just wanted to note that MACL will

eventually be liable for a portion of the roof replacement cost as prorated by flow.

Steve Halmi also wanted to discuss the sale of the property to CLJMA. Jeff Youngs said the sale is already closed. Mr. Youngs said his understanding was that authority was given to Carl McLean to sign everything and wrap up the deal was through December 31, 2023. He understands Angela Perrine received the proceeds and everything was done within a few days after that, so we are looking at the formality to ratify what has already happened and complete things. Mario DeBlasio questioned if Carl McLean had signed the agreement. Alan Baldarelli & Angela Perrine informed Mario that Carl had signed the agreement. Jeff Youngs said he is looking for a motion to ratify the extension of the contract (it was through December 31, 2023) to the actual date of closing.

Mario made a motion to extend our contract for the sale of the MACL property with Conneaut Lake Joint Municipal Authority (CLJMA) to the actual closing date. Alan Baldarelli seconded the motion. Roll call: unanimous – yea. (Motion carried)

Steve Halmi said that at the last meeting he was asked to present a comparison of the flows over the last 20 years from MACL to CLJMA. Steve noted there is definitely a downward trend in flows over the past 20 years with both MACL and CLJMA. Since they both have been trending downward the result is the ratio has typically been the same over the years.

Steve Halmi wanted to discuss the water well feasibility study and agreement with Ernst Farms. Steve received a response back from Mr. Ernst. Steve then discussed a few provisions Mr. Ernst had.

Steve Halmi presented the pressure calculations for Reflections on Conneaut Lake development. Steve said he was asked to prepare a narrative description so MACL board could have it, and Mr. Pelly could have it as well. Steve stated he would leave it with Angela Perrine to distribute. Analysis showed, at average flow conditions, there is an insignificant change in pressure at the north end of Second Street. At peak flows conditions, it was less than 2-PSI difference. Steve stated it doesn't show a significant impact to pressures as a result of Reflections on Conneaut Lake development.

Bob Morrow wanted to know if MACL would be interested in reinitiating a discussion on the information of an ordinance on the sewer lateral inspections. Bob stated he gets questioned the validity of the testing. Mario DeBlasio said he will bring the discussion back up at a borough council meeting in the near future.

Mario DeBlasio left the conference call at 7:47 p.m.

Mr. Brugnoli thanked MACL board members, and all in attendance, for all that they do. He appreciates all the work they do, and recognizes the work they do for the betterment of the community.

Jeff Youngs, Steve Halmi, and Rob Brugnoli left the meeting at 7:48 p.m.

Donna Trudell left the meeting at 7:50 p.m. (Ms. Trudell arrived at the meeting at 7:00 p.m.)

Jim Tigri asked how we go about asking Steve Halmi to put bids out for the sewer line project on Sixth Street. Alan Baldarelli said he would find out if we would need to hold a special meeting for that.

Angela Perrine discussed the fact of customers being confused with language on bills. She explained there is a net amount due and a gross amount due. The gross amount includes a 5% late fee penalty if the bill is paid after the 25th of the month. If the customer pays the gross amount due and pays prior to the 25th of the month then the difference would get applied as a credit on their account. It has been causing some confusion with some of the customers. Alan Baldarelli said to explain on the bills (in the designated area for communication) to pay the gross amount due if paying after the 25th of the month, otherwise pay the net amount due.

Jim Tigri would like to have Angela Perrine send letters to customers on Water Street between Sixth and Ninth Street to inform them there may be trees being removed for the Sixth Street sewer project. Alan Baldarelli said to wait until our next board meeting or if we hold a special meeting, we could discuss it then as the letter would need approved by the board.

Chris Gates questioned the Profit/Loss for December. He noted it wasn't showing income for the month as it should. Angela Perrine said she would check into the issue with December's income not reflecting on the Profit/Loss. December's Profit/Loss was tabled pending omitted income.

Alan Baldarelli stated to not pay Brennan and Clark (collection for Erie Insurance) at this time. Alan wants this bill discussed with Brian Cagle as to why they are requesting this payment. Alan added he doesn't want this bill paid until MACL board meets again.

Chris Gates made a motion to pay bills as amended (see above Brennan and Clark). Jim Tigri seconded the motion. (Motion carried) Roll call: unanimous – yea.

Minutes of previous meeting – **(**Tigri/DeBlasio)
Profit and Loss Statement (November) – (Baldarelli/Gates)
Profit and Loss Statement (December) – Tabled until next meeting
Aged Accounts **–** Reviewed
Bills presented for payment – (Gates/Tigri, as amended)

Adjournment – 8:19 p.m. (Tigri/Gates)