Municipal Authority of Conneaut Lake
Board Meeting
February 12, 2024

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

Carl McLean called the meeting to order at 6:32 p.m.

Executive Session to discuss employee issues and to discuss the revised proposal for Reflections on Conneaut Lake began at 6:33 p.m. Executive Session ended at 7:12 p.m. and regular meeting resumed at that time.

Brian Cagle noted we are going into Executive Session for employee issues and to discuss the revised proposal that we received for Reflections on Conneaut Lake.

Mario DeBlasio made a motion to go into Executive Session as per the legal counsel's description. Carl McLean seconded the motion. Roll call: unanimous – yea. (Motion carried)

Brian Cagle noted that during the Executive Session there was some discussion regarding legal terms for the Site Access Agreement that MACL is trying to negotiate with Ernst Farms.

Carl McLean tabled, until next month's board meeting, the revised proposal for Reflections on Conneaut Lake.

Steve Halmi discussed the lead and copper service line inventory. Steve stated EPA requires that all public water suppliers inventory their water service lines serving individual customers. The inventory must be completed by October 2024. Steve added testing and confirmation will come later, inventory (only) needs completed by October 2024.

Steve Halmi noted that there was a discussion during the Executive Session regarding some of the proposed revisions pertaining to the Easement Agreement with Ernst Farms. There are two agreements – one is the Site Access Agreement for which we are not proposing any changes. The Site Access Agreement provides MACL the ability to go onto the Ernst Farms' property and explore for potential well locations including drilling of test wells. Presuming suitable well location is found, we will then need an Easement Agreement which will allow us to construct a permanent well(s) and access to the permanent well(s) for permanent use by MACL. The Easement Agreement is the one with the proposed revisions.

Mario DeBlasio wanted to note that MACL has enough production in their wells to meet their needs, with safeties, at current production rates. However, it takes a long period of time to cultivate new wells and sometime there will be a need for an additional source of water. Therefore, the board is proactively seeking out areas that can be explored as to possibly be a source for additional water. DEP regulations now require a larger area of exclusivity for well sites, and there is not a readily apparent area inside the borough of Conneaut Lake. The board members are simply planning for the future. Jeannie Trudell, visitor, asked if MACL is wanting to drill the well because of Reflections on Conneaut Lake. Mario DeBlasio replied that we are simply exploring new areas and securing rights to new areas so that if, in the future, MACL wells happen to not produce enough water, then there is a place to get the water. Mario also added that the developer from outside the borough is

requesting bulk water from the borough, and in the agreement, he is agreeing to pay for well(s) that will cover the borough's needs as well. Ms. Trudell asked the question that if the developer wasn't interested in buying water would MACL still be looking into any of this well research. Various board members as well as Steve Halmi answered Ms. Trudell with a definite yes. Steve Halmi added that he and Bob Morrow have both recommended MACL explore new wells before the developer ever came into the picture. Ms. Trudell questioned if the existing wells could be rehabbed. Steve Halmi stated the rehabbing has had limited success.

Mario DeBlasio made a motion that we agree, as an authority, to enter into a Site Access Agreement with the Ernst Farms establishment and that Carl McLean is authorized to execute the Agreement until the next MACL meeting, and that we authorize MACL to spend $1,500 to enter into that Agreement. Jim Tigri seconded the motion. Roll call: unanimous – yea. (Motion carried)

Brian Cagle left the meeting at 7:41 p.m.

Bob Morrow stated last week there was a waterline break on Fourth Street and Church Alley. Bob noted MACL lost approximately 20,000 gallons of water per day on that leak. Bob stated he had a repair done on the waterline. Bob noted that a lateral going into the car wash sheared off where it entered the 8-imch line which caused the leak. He added that area will need reopened, but it will have to wait until contractors will be willing to open up the asphalt. Bob added that, today, he discovered another leak. This leak is on Maple Street. He noted it is flooding out of the ground. He took a chlorine test, and there was no chlorine in it. Bob added that he tested the house where the leak is and there was plenty of chlorine in the water but where it's coming out of the ground there is no chlorine which tells him it may not be leaking where it is coming out of the ground; it could be coming down the pipe from somewhere else. Bob said he would use a sounding device to see if he can pick up where the leak is coming from.

Bob Morrow stated he needs to replace the chlorinator assembly. He said he called the contractor and they said they no longer rebuild the chlorinators due to the liability and there are no longer parts available for that model. Bob stated the price on a brand-new kit is $2,674.50. Mario DeBlasio asked Bob if there was a spare chlorinator. Bob replied that we do have a spare chlorinator, but we always need to have a spare available. Therefore, the new chlorinator would be to replace the spare one we currently have.

Mario DeBlasio made a motion we appropriate up to $3,000 for the purchase of a new spare chlorinator. Jim Tigri seconded the motion. Roll call: unanimous – yea. (Motion carried)

Discussion took place on opening the bid process for the Sixth Street project. Steve Halmi stated we are not ready to go out for bids yet. Steve added we don't have bid documents prepared, as of yet, and the design is not completed yet. Mario DeBlasio and Jim Tigri expressed concerns for getting the bid process started. Steve Halmi also recommended postponing sending letters regarding tree removal to customers involved with the Sixth Street project until the design is complete.

Chris Gates made a motion we accept the December 2023 Profit and Loss statement. Mario DeBlasio seconded the motion. Roll call: McLean – abstained, DeBlasio – yea, Tigri – yea, Gates – yea. (Motion carried)

Steve Halmi left the meeting at 8:00 p.m.

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

Adjournment – 8:06 p.m. (McLean/DeBlasio)