

## Monthly Board Meeting July 20, 2023

Conneaut Port Authority  
929 Broad Street  
Conneaut, Ohio 44030  
7-20-23

Meeting was called to order at 6:00 PM by Vice-Chairman Bill Kline

Board Members Present: Bill Kline, Tom Perkoski (by phone), Patrick Arcaro, Aaron Joslin, and Kristina Showalter

Absent: George Peterson

Staff: Denver Spieldenner, Terri Trisket, Paul Gauvin

Others in attendance: Anthony DiVenere, Michael Bartone-Oasis Marinas, Terry Moiso- City Council, Jim Holtzman- Dock holder/Charter Captain, David Schuler-dock holder

**Minutes:** Disposal of previous minutes-Motion to accept minutes from the June Board Meeting

Motion: Patrick Arcaro ; second: Kristina Showalter

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

**Correspondence:**

Denver shared the USACE Water Level report, projections for August show the lake level being 2.5 inches lower than this time last year.

Terri shared the letter from Laurie McLaughlin regarding requested support for D-Day 2023.

**Audience Participation:**

Terry Moiso-Nothing to report

Jim Holtzman brought a concern to the board about the wait times at the fuel dock due to one side of the pump being offline for repairs. It is running around a 20–25-minute wait for fuel on busy days. Paul reported that the part is on order and when he spoke to the repair man earlier this week that they hoped it would be in by the end of the week. As soon as the part is received it will be installed.

**Maintenance update:**

**CONNEAUT PORT AUTHORITY**

**MAINTENANCE REPORT**

**JULY 20,2023**

**DOCK ASSESSMENT:**

- Replaced boards on B-dock
- Replaced outlet on B-dock along with some covers in the PCM
- In the process of replacing power at A-36 in the lagoon

**VEHICLES:**

- F250 went in for service

- **All other vehicles are in good working order**

**MISC:**

- **We have one pickleball court done**
- **We had a lift station fail last weekend had Dave and Brian from wastewater fix it.**
- **Moved the sheds to the upper lot for sale**
- **Replaced the yield sign in front of the Breakwall restaurant**
- **Worked with the contractor on the demolition of the blue building**

**SINCERELY**

**Paul Gauvin**

**Maintenance Crew Supervisor**

**Dock report:** Tony DiVenere

264 slips rented out of 330 80% occupancy

\$433,500 in contract value 83% of our revenue goals

This week the Port did \$17,706 in fuel sales, \$4,352 at the Launch Ramp, and \$848 at the Sandbar

Kayak Rentals are live unfortunately, there has been no activity yet. A banner has been ordered and there will be some additional social media marketing.

**Financial reports:** Patrick Arcaro

See attached reports. Cash Journal report from UAN added as it shows payment descriptions as was requested last meeting.

Motion to accept Treasurer's reports

Motion: Kristina Showalter ; second: Aaron Joslin

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

Motion to ratify the payment of June's bills

Motion: Patrick Arcaro; second: Kristina Showalter

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

Motion to appropriate \$700 to line 225, insurance and bonding, to cover the increase cost of insurance.

Motion: Aaron Joslin ; second: Kristina Showalter

Vote: Yes-All; No:-none; Abstentions-none  
Motion Carried

### **Old Business:**

Grant work and Retainer- We are in the final stages of wrapping up our work with PE/ECT for now. They added a grant acknowledgement line to the master plan. All documentation has been submitted to ODNR for review and our final reimbursement request has been submitted. Once that is received that will wrap up the CMAG.

Pickleball Court – new net purchased and will be installed next week

Blue Building-demolition is completed. Many thanks to John Annichicni for competing this project!

New Marina updates we had a meeting with Mark Cencer, Ben Brandstetter, and Jake Schirmer to review status updates on permits for the new marina.

### **New Business:**

#### **Committee Reports:**

Grants & Funding (Bill Kline) Terri is working on the H2Ohio grant due August 25. Both the BIG and NFWF CRF grants were submitted at the end of June.

Finance (Patrick Arcaro) Finance committee will meet on July 31

Environmental (Tom Perkoski)-The OEPA has asked for items to move our permit forward. By August 8 they need information on what we have done for invasive species management and our plans moving forward and an environmental covenant that would protect the wetlands area of the sandbar from any future development. While the wetlands delineation does this already this measure goes above and beyond. Mark Cencer from KS helped fill in the document and it goes for review with the City Law Director and City Manager next Tuesday. Additionally, the ODNR representative reports that there are not endangered or protected species on the sandbar eliminating that hurdle.

Communications/Sponsorship/Donations (Kristian Showalter)-Banners have been ordered for the Breakwall barrier.

Lease (Bill Kline) Nothing to report

Executive (Bill Kline) will need to set up a meeting.

Due to issues with zoom calls here at the office we spoke to Great Wave and upgraded our Wi-Fi service from 100mb to 400mb and the cost of our service decreased.

We are looking to order a new laptop for the conference room due to issues with utilizing the technology needed for virtual meetings.

Employee Handbook Revision – Committee needed to revise

Bill Kline, Paul, Denver, and Aaron Joslin will serve on the committee.

#### Resolutions

Tom Perkoski introduced a resolution 23-01 to authorize CPA Board Chairman to sign an environmental covenant for the wetlands area of the Sandbar protecting the area from all future development. (See attached map for area).

Discussion: Patrick asked if this was pending the review from the Law Director and it was answered by Bill that yes this is pending review from the Law Director next Tuesday.

Motion: Tom Perkoski; second: Patrick Arcaro

Roll Call Vote

Bill Kline: yes

Tom Perkoski: Yes

Patrick Arcaro: yes

Kristina Showalter: yes

Aaron Joslin: yes

George Peterson: absent

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

Motion to excuse George Peterson

Motion: Patrick Arcaro; second: Aaron Joslin

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

Patrick revisited the topic of the Conneaut Script Sign. He will be coordinating with the Tourism Board on moving that forward.

Patrick brought up the idea of improving our communication with City Council. It was suggested that Bill Kline reach out to the Council president. Denver made mention that in the past the board would update Council quarterly. Terry felt that this would best be accomplished during a public work session.

Michael updated the Board on activities on the sandbar. The movie nights in partnership with the library are going to be pushed back into August due to the sunset time. They are looking at the possibility of hosting a sandcastle contest. Bill suggested reaching out the Art Center for a potential partnership.

Motion to enter Executive Session to discuss Non-Disclosure Agreement with CN made at 6:37

Ohio Revised Code Section 121.22 (G)(5) Matters required to be kept confidential by federal law or regulations or state statutes.

Motion: Kristian Showalter; second: Aaron Joslin

Roll Call Vote

Bill Kline: yes

Tom Perkoski: Yes

Patrick Arcaro: yes

Kristina Showalter: yes

Aaron Joslin: yes

George Peterson: absent

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

Motion to exit executive session made at 6:55

Motion: Aaron Joslin; second: Kristina Showalter

Roll Call Vote

Bill Kline: yes

Tom Perkoski: Yes

Patrick Arcaro: yes

Kristina Showalter: yes

Aaron Joslin: yes

George Peterson: absent

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

Motion to Adjourn made at 6:58 PM

Motion: Kristina Showalter; second: Patrick Arcaro

Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

Motions:

23-47 Disposal of previous minutes-Motion to accept minutes from the June Board Meeting

Motion: Patrick Arcaro ; second: Kristina Showalter; Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

23-48 Motion to accept Treasurer's reports

Motion: Kristina Showalter ; second: Aaron Joslin; Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

23-49 Motion to ratify the payment of June's bills

Motion: Patrick Arcaro; second: Kristina Showalter; Vote: Yes-All; No:-none; Abstentions-none  
Motion Carried

23-50 Motion to appropriate \$700 to line 225, insurance and bonding, to cover the increased cost of insurance.

Motion: Aaron Joslin ; second: Kristina Showalter; Vote: Yes-All; No:-none; Abstentions-none  
Motion Carried

23-51 Motion to introduce resolution 23-01 to authorize CPA Board Chairman to sign an environmental covenant for the wetlands area of the Sandbar protecting the area from all future development. (See attached map for area).

Motion: Tom Perkoski; second: Patrick Arcaro  
Roll Call Vote: Bill Kline: yes, Tom Perkoski: Yes, Patrick Arcaro: yes, Kristina Showalter: yes,  
Aaron Joslin: yes, George Peterson: absent  
Vote: Yes-5; No:-0; Abstentions-0  
Motion Carried

23-52 Motion to excuse George Peterson

Motion: Patrick Arcaro; second: Aaron Joslin; Vote: Yes-All; No:-none; Abstentions-none  
Motion Carried

23-53 Motion to enter Executive Session to discuss Non-Disclosure Agreement with CN made at 6:37  
\*Ohio Revised Code Section 121.22 (G)(5) Matters required to be kept confidential by federal law or regulations or state statutes.

Motion: Kristian Showalter; second: Aaron Joslin  
Roll Call Vote: Bill Kline: yes, Tom Perkoski: Yes, Patrick Arcaro: yes, Kristina Showalter: yes,  
Aaron Joslin: yes, George Peterson: absent  
Vote: Yes-5; No:-0; Abstentions-0  
Motion Carried

23-53 Motion to exit Executive session at 6:55

Motion: Aaron Joslin; second: Kristina Showalter  
Roll Call Vote: Bill Kline: yes, Tom Perkoski: Yes, Patrick Arcaro: yes, Kristina Showalter: yes,  
Aaron Joslin: yes, George Peterson: absent  
Vote: Yes-5; No:-0; Abstentions-0  
Motion Carried

23-54 Motion to adjourn made at 6:58

Motion to Adjourn made at 6:58 PM  
Motion: Kristina Showalter; second: Patrick Arcaro; Vote: Yes-All; No:-none; Abstentions-none  
Motion Carried