

CONNEAUT PORT AUTHORITY
929 BROAD STREET
CONNEAUT, OHIO 44030
January 21, 2021

Meeting was called to order by Chairman, George Peterson, at 6:00 p.m.

PRESENT: George Peterson, Bill Kennedy and Denver Spieldenner

VIRTUAL: Patrick Arcaro, Tom Perkoski and Babs Legeza

ABSENTEES: Aaron Joslin, Mark Verzella and John Hagstrom

GUEST: Jon Arcaro (virtual)

MINUTES: A motion was made by Bill Kennedy to approve the minutes from the November 19, 2020 Board meeting and was seconded by Patrick Arcaro. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro and Tom Perkoski. Motion carried.

MINUTES: A motion was made by Patrick Arcaro to approve the minutes from the December 18, 2020 Special Board Meeting and was seconded by George Peterson. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro and Tom Perkoski. Motion carried.

CORRESPONDENCE: George Peterson

- George Peterson read a thank you letter from Growth Partnership for Ashtabula County for our continued support.
- George read a thank you letter from Feed Our Vets for our Labor Day donation.
- Denver Spieldenner read a thank you card from Barb Spieldenner for the flowers she received from the Conneaut Port Authority.
- Denver inquired about the submerged land lease from July 2019 to July 2020 as to why did we not receive an invoice.
- Denver also reported according to the Corps of Engineers Lake Erie Water Report that the lake level is predicted to be 10 to 12 inches lower this June compared to last June.
- Bill Kennedy gave a report about an email that he had sent to Lori McLaughlin that the Port Authority had not forgotten about the Bailey Bridge emplacement. Bill informed her that they have the support from the City and the Port Authority with the project.

CONNEAUT PORT AUTHORITY

HARBORMASTER REPORT JANUARY 21, 2021

- **Docks**
 - **We have had some minor storm damage so far this winter. We called in maintenance and the damaged docks are secure.**

- We are talking to CT Consultants about possibly rearranging our docks in both marinas to accommodate larger boats.
- We are contemplating purchasing a Ground Fault Check Unit to isolate boats that are causing problems with our electric system at the docks. Approximate cost is \$3200.
- We will be putting up a new flag pole (our maintenance crew fabricated this).
- **MISC.**
 - We have had no issues with the heat in our buildings so far this winter.
 - The gutter on the east side of the Conneaut Creek Float and Fly building was damaged by ice. We have contacted a contractor to install an ice and snow rail on the metal roof to prevent further damage. We were able to repair the gutter.
 - We are looking at purchasing a utility trailer to mount our welder, torches, and toolboxes on. This will be towed by one of our new pickup trucks. Approximate cost is \$1500-\$1600.
 - We are in the process of painting the break room in the maintenance shop before the crew returns.
 - Our maintenance crew should be returning for the season around the first of March.
 - We will be moving the sandbar shed to the north side of the north gate in March.
 - We need to get electric and water to the Harbor Yak building that will be on the west side of the Lagoon road.
 - We are talking to a contractor about the roof on the maintenance building on Harbor Street. Getting additional cost for adding insulation to the roof.
 - We can purchase a genuinely nice used John Deere Gator with a dump box and snowplow blade. This unit has exceptionally low hours and would be very versatile. We could pull our equipment trailer as well as transport people or supplies on the sandbar. The Harbormaster would be able to use it instead of his personal vehicle on a daily basis.

Respectfully submitted:

Denver Spieldenner

Harbormaster Conneaut Port Authority

Denver also reported that the gutter on the Welton Road building required repairing. Denver also reported that he is planning on bringing the maintenance crew back in March 2021.

DOCK REPORT: Sheri Dawson

PCM

In the **PCM** we have **six** empty docks that could accommodate boats of 22-24 foot in length. There is **one** empty dock that could accommodate a boat of 27-34 foot in length. Possibly four of the above here will be confirmed sold by the end of next week.

LAGOON

In the **Lagoon** we have **18** empty docks that accommodate boats of 20 feet and under in length. We have **four** empty docks that could accommodate boats of 21 feet and under in length. We have **two** empty docks that could accommodate boats of 24 feet in length. We have **two** empty docks that could accommodate boats of 32 feet in length.

I am still working with about six boaters, who are wanting docks. We possibly have **one jet ski** dock open.

FINANCE REPORT: Patrick Arcaro

Bill Kennedy made the motion to approve the Finance Report and it was seconded by Tom Perkoski. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, and Tom Perkoski. Motion carried.

Patrick Arcaro made the motion to pay the Current Bills and Bill Kennedy seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro and Tom Perkoski. Motion carried.

LEASE COMMITTEE REPORT: Bill Kennedy

- Bill Kennedy informed the board that the Breakwall Lease had been signed
- Harbor Yak is moving forward with their lease
- The Conneaut Boat Club lease needs to be reviewed and drawn up new
- Bill explained about the Dockside Market concept and that the Press Release was ready
- He explained that Conneaut Creek Float & Fly had spoken to him about their request for launching equipment
- Bill Kennedy also briefly explained about the interest in having Kate's Snack Shack at the Sandbar starting the 2021 season

George Peterson explained the need for trucks for the maintenance crew. The Port would get a Municipal Lease Agreement to purchase two vehicles a 150 truck at a cost of: \$28,811.60 and a 250 truck at a cost of: \$27,502.00. This agreement would be handled through Huntington Bank at an annual installment plan of \$12,245.23 per year for four years at an interest rate of 2.88%.

George Peterson made the motion for a resolution to authorize purchase of replacement of truck fleet utilizing Municipal Leasing program. The two-truck fleet is aging and very inefficient one of the trucks is an LP Gas truck with a leaking tank and can no longer be used safely. The money to pay the lease payments are budgeted at \$15,000.00 annually and the lease payment will be \$12,245.23 annually for four years beginning 01/15/2022 @ an interest rate of 2.88% through Huntington Bank. Price for the trucks are \$28,811.60 and \$27,502.00. At the end of the Municipal Lease term, both vehicles become Property of the Conneaut Port Authority. Patrick

Arcaro seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, and Tom Perkoski. Motion carried.

Patrick Arcaro made the motion to purchase two new trucks for the maintenance fleet according to the description in Resolution R21-001 and Bill Kennedy seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, and Tom Perkoski. Motion carried.

GRANTS & PLANNING COMMITTEE REPORT: George Peterson in absence of Aaron Joslin

- George explained the progress that is being made to apply for a \$20,000.00 grant to conduct a lakefront study
- Gave updated report about the Kayak launch
- Discussion about a Hand Powered Launch Grant funded by ODNR

ADVERTISING/COMMUNICATION: Tom Perkoski

- He talked about the Press Release and who to send it to
- He also expressed how nice the photo of the Port came out in the Conneaut Directory
- Patrick Arcaro asked about the Port getting a wooden Christmas card for over in the park

POLICY COMMITTEE: George Peterson

- George explained to the board members; the Resolution Process going forward

ENVIRONMENTAL COMPLIANCE: Tom Perkoski

- The Wetlands Delineation was completed by EnviroScience under the oversight of Laura Sayre and was approved by the Army Corp of Engineers on 12/18/20.
- We are presently speaking to the Ohio Health Department Beach Guard Program to have our sandbar beach tested for our E Coli content biweekly.
- Denver Spieldenner asked Tom to check into renewing the EPA Tire Removal Grant

OLD BUSINESS: George Peterson

- Discussion of Slate of Officers for 2021; election January 2022
- Move the 438K \$60,000.00 to Huntington Bank
- Patrick Arcaro questioned about the layout of buildings for the Day Street and Railroad Road layout and Denver Spieldenner said the overall distance of holding the buildings is 24 feet wide and 200 feet long.

NEW BUSINESS:

- Zoom Technology Instructions
- Security & Virtual upgrades to the CPA office
- New Transient Marina Activities and data is being collected
- Denver informed the board about a purchase of a trailer from Tractor Supply for \$1,500.00 for the maintenance vehicle.

Bill Kennedy made the motion to excuse Aaron Joslin, Mark Verzella and John Hagstrom from tonight's meeting and it was seconded by George Peterson. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, and Tom Perkoski. Motion carried.

MOTIONS:

M21-001... A motion was made by Bill Kennedy to approve the minutes from the November 19, 2020 Board meeting and was seconded by Patrick Arcaro. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro and Tom Perkoski. Motion carried.

M21-002... A motion was made by Patrick Arcaro to approve the minutes from the December 18, 2020 Special Board Meeting and was seconded by George Peterson. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro and Tom Perkoski. Motion carried.

M21-003... Bill Kennedy made the motion to approve the Finance Report and it was seconded by Tom Perkoski. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, and Tom Perkoski. Motion carried.

M21-004... Patrick Arcaro made the motion to pay the Current Bills and Bill Kennedy seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro and Tom Perkoski. Motion carried.

M21-005... Patrick Arcaro made the motion to purchase two new trucks for the maintenance fleet according to the description in Resolution R21-001 and Bill Kennedy seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, and Tom Perkoski. Motion carried.

M21-006... Bill Kennedy made the motion to excuse Aaron Joslin, Mark Verzella and John Hagstrom from tonight's meeting and it was seconded by George Peterson. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, and Tom Perkoski. Motion carried.

M21-007... At 6:55 p.m. Bill Kennedy made the motion to Adjourn and Tom Perkoski seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro and Tom Perkoski. Motion carried.

RESOLUTIONS:

R21-001... George Peterson made the motion for a resolution to authorize purchase of replacement of truck fleet utilizing Municipal Leasing program. The two-truck fleet is aging and very inefficient one of the trucks is an LP Gas truck with a leaking tank and can no longer be used safely. The money to pay the lease payments are budgeted at \$15,000.00 annually and the lease payment will be \$12,245.23 annually for four years beginning 01/15/2022 @ an interest rate of 2.88% through Huntington Bank. Price for the trucks are \$28,811.60 and \$27,502.00. At the end of the Municipal Lease term, both vehicles become Property of the Conneaut Port Authority. Patrick Arcaro seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, and Tom Perkoski. Motion carried.

ADJOURNMENT:

At 6:55 p.m. Bill Kennedy made the motion to Adjourn and Tom Perkoski seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro and Tom Perkoski. Motion carried.