

Monthly Board Meeting September 21, 2023

Conneaut Port Authority
929 Broad Street
Conneaut, Ohio 44030
9-21-2023

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

Board Members Present: Bill Kline, Tom Perkoski, Patrick Arcaro, Kristina Showalter

Absent: Aaron Joslin, Joe Zappitello

Staff: Denver Spieldenner, Terri Trisket, Paul Gauvin

Others in attendance: Tony DiVinere & Michael Bartone- Oasis Marinas, Terry Moisio- City Council Liaison, Brian Mills, Don Clayton, Jim Holtzman, Kenny Wilson- Charter Captains

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

Motion: Patrick Arcaro ; second: Tom Perkoski

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

Motion Carried

Correspondence: Denver, Terri, & Bill Kline

Letter requesting support from the Conneaut Youth Center. The CYC is seeking to raise \$50,000 and there are a variety of sponsorship levels to choose from.

Thank you note for our sponsorship of the Downtown Coaches Club's golf outing.

Email exchange between Bill and Ms. Arlene Carducci. Ms. Carducci emailed because she could not access the webcams. Bill responded and was able to help her gain access. She was thrilled to regain access and was very grateful for Bill's help.

Audience Participation:

Brian Mills-Charter Captain addressed the board regarding the commercial contracts that were sent out by Oasis this season. Attachment A of the contract was shared with the board. Brian stated that he has four slips in the marina and his prices increased this season because last year there had been a mistake in his pricing. He stated that as a commercial slip holder he is now required to carry 1million dollars in liability insurance on his boat which raises his insurance by \$473 a year. In contrast Geneva requires \$350,000 and makes no distinction between commercial and recreational. They are also requiring workers' compensation which is not possible because they are either owner/operators or subcontractors, so they have no employees. They are also required to have 2 million dollars in general liability, 1million on their automobiles, and a 3million dollar umbrella policy. Most insurance companies do not provide this type of coverage and if it was specifically written on an individual basis it would cost upwards of \$5000 a year. This cost is high enough with no additional benefits that it will bankrupt the charters. Brian expressed that there is no reason for differentiating between the charter captains and other fishermen in fact the charter captains are better trained and licensed which is a reduction in liability. He finished by saying that PA only requires the \$250,000 liability for charters and Ohio has no state requirements.

Jim Holtzman-Charter captain spoke to the board expressing his worries about the future of charters in Conneaut. He echoed Brians sentiments regarding the insurance and closed by saying between inflation and increased fuel costs many captains are making less than minimum wage.

Terry Moisiso- City Council liaison- nothing to report

Maintenance update:

CONNEAUT PORT AUTHORITY

MAINTENANCE REPORT

SEPTEMBER 21, 2023

DOCK ASSESSMENT:

F-dock we had to tighten up hardware and weld a couple of spots.

Replaced a cover for electrical outlet on C-dock.

Replaced standoff in the PCM B-dock and A-dock

VEHICLE:

All of the vehicles are in good working order.

MISC:

Cleaned curbs and stone beds on public dock parking lot

Clean the sidewalks at Dean Ave park

Filled sink holes along A-wall in the lagoon.

Grading the road along the lagoon.

Brush hogging the sand bar and picking up tires.

SINCERELY

Paul Gauvin

Maintenance Crew Supervisor

Dock report: Oasis

2024 contracts went out on August 30. To date 86 have been returned and only 7 have not taken advantage of the fuel dock discount. This is approximately \$145,000.00 value. And is 31.5% of our contracts. Additional reminders were sent out about the upcoming deadlines.

Fuel sales were \$12,302.00 this week with a total of \$212,020.00 for the season. Total gallons sold so far has been 37000 where as last year it was reported that 23,000 gallons were sold.

The launch ramp made \$2,400.00 and the sandbar is winding down and brought in \$50.00

Financial reports: Patrick Arcaro

Nothing out of the ordinary to report this month.

There is a need to move \$5,000 to the planning line item.

Motion to accept the amended appropriations and resources as written (see attached report)

Motion: Tom Perkoski; second: Kristina Showalter
Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

Motion to accept Treasurer's reports

Motion: Kristina Showalter; second: Tom Perkoski
Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

Motion to ratify the payment of August's bills

Motion: Patrick Arcaro; second: Tom Perkoski
Vote: Yes-All; No:-none; Abstentions-none
Motion Carried

Old Business:

The banners that were hanging on the dust barrier by Breakwall are being moved to the fence by the wastewater plant.

New Marina- we are still working towards our permits. The USACE has requested an extension and will have the permit issued by November 21 at the latest. ODNR is requesting some changes to our submerged lands lease.

Employee handbook-setting up a lunch meeting to work on completing this.

New Business:

Grants and Planning: We received some additional questions regarding our BIG application from ODNR's Division of Watercraft and our application was selected to be submitted to the National Fish and Wildlife for their consideration. We are hopeful that our application will be selected.

The USACE just put out a call for water resource projects in a pilot program. We will be exploring this option. Applications are due Oct 20

Finance: The finance committee will be setting a time to meet to begin working on the 2024 budget.

Environmental: There will be some upcoming work with stormwater runoff.

Currently there is work being done to prepare the mitigation response for the wetlands on the sandbar to meet the USACE permit requirements.

There will be some native species planted on the sandbar next spring.

Communications: The Port Authority donated a raffle basket for the Outdoor Learning Center's Discovery Day.

Lease: nothing to report

Executive: met and discussed the suspension of board pay

Motion to suspend Board Compensation

Motion Patrick Arcaro; second; Tom Perkoski
Vote: Yes-All; No:-none; Abstentions-none
Motion carried

Updated Committee assignments were handed out: see attached.

Land lease opportunity-The Port Authority has been approached to lease a small section of our lot above the sewer plant for the placement of a cell tower.

Discussion: The cost is similar to other leases of this type. What would happen if they abandon the tower? The lease states that they are responsible for removal. Does this require a survey? It is not stated we will find out. How much space? 55x75 and the tenant is responsible for fencing if it is desired.

Motion to accept the lease agreement with The Towers LLC as written
Motion Kristina Showalter; second; Tom Perkoski
Vote: Yes-All; No:-none; Abstentions-none
Motion carried

Sheds: There has been an offer on the two sheds that we have for sale. They are willing to purchase one for \$3,500.00 or both for \$6,000.00

Discussion: It is recommended that we accept the offer for both.

Motion to accept the offer of \$6,000 for both sheds
Motion: Patrick Arcaro; Second: Kristina Showalter
Vote: Yes-All; No:-none; Abstentions-none
Motion carried

Tom offered clarification regarding dogs on the sandbar. After Labor day leased dogs are permitted on the sandbar.

Motion to enter executive session for the purpose of discussing current legal disputes involving the Port Authority that are the subject of pending or imminent court action. Ohio revised code section 121.22 G (3). At 6:45 pm

Motion: Patrick Arcaro; second: Tom Perkoski

Roll Call Vote
Bill Kline: yes
Tom Perkoski: Yes
Patrick Arcaro: yes
Kristina Showalter: yes

Aaron Joslin: absent
Joe Zappitello: absent

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

Motion to exit executive session at 7:03
Motion: Tom Perkoski; second: Kristina Showalter

Roll Call Vote

Bill Kline: yes

Tom Perkoski: Yes

Patrick Arcaro: yes

Kristina Showalter: yes

Aaron Joslin: absent

Joe Zappitello: absent

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

Motion Carried

Motion to excuse Aaron Joslin and Joe Zappitello

Motion: Patrick Arcaro; second: Kristina Showalter

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

Motion Carried

Motion to Adjourn made at 7:06 PM

Motion: Patrick Arcaro; second: Kristina Showalter

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

Motion Carried

Motions:

23- 61 Motion to accept minutes from the August Board Meeting

Motion: Patrick Arcaro ; second: Tom Perkoski

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

23-62 Motion to accept the amended appropriations and resources as written (see attached report)

Motion: Tom Perkoski; second: Kristina Showalter

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

23-63 Motion to accept Treasurer's reports

Motion: Kristina Showalter; second: Tom Perkoski

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

23-64 Motion to ratify the payment of August's bills

Motion: Patrick Arcaro; second: Tom Perkoski

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

23-65 Motion to suspend Board Compensation

Motion Patrick Arcaro; second; Tom Perkoski

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

23-66 Motion to accept the lease agreement with The Towers LLC as written
Motion Kristina Showalter; second; Tom Perkoski
Vote: Yes-All; No:-none; Abstentions-none; Motion carried

23-67 Motion to accept the offer of \$6,000 for both sheds
Motion: Patrick Arcaro; Second: Kristina Showalter
Vote: Yes-All; No:-none; Abstentions-none; Motion carried

23-68 Motion to enter executive session for the purpose of discussing current legal disputes involving the Port Authority that are the subject of pending or imminent court action. Ohio revised code section 121.22 G (3). At 6:45 pm

Motion: Patrick Arcaro; second: Tom Perkoski
Roll Call Vote, Bill Kline: yes, Tom Perkoski: Yes, Patrick Arcaro: yes, Kristina Showalter: yes,
Aaron Joslin: absent, Joe Zappitello: absent
Vote: Yes-All; No:-none; Abstentions-none; Motion Carried

23-69 Motion to exit executive session at 7:03
Motion: Tom Perkoski; second: Kristina Showalter
Roll Call Vote: Bill Kline: yes, Tom Perkoski: Yes, Patrick Arcaro: yes, Kristina Showalter: yes
Aaron Joslin: absent, Joe Zappitello: absent
Vote: Yes-All; No:-none; Abstentions-none; Motion Carried

23-70 Motion to Adjourn made at 7:06 PM
Motion: Patrick Arcaro; second: Kristina Showalter
Vote: Yes-All; No:-none; Abstentions-none; Motion Carried