

CONNEAUT PORT AUTHORITY
929 BROAD STREET
CONNEAUT, OHIO 44030
May 16, 2019

Meeting was called to order by Chairman, Wally Dunne, at 6:30 p.m.

PRESENT: Wally Dunne, Bill Kennedy, Babs Legeza, Denver Spieldenner, Patrick Arcaro, George Peterson, Aaron Joslin, Tom Perkoski and Heather Gelfer.

GUESTS: none

MINUTES: A motion was made by Patrick Arcaro to correct the April minutes to delete Heather Gelfer as attending the April executive session and to accept the minutes from the April 18, 2019 board meeting once corrected, and seconded by Bill Kennedy, motion carried.

ABSENTEES: none

AUDIENCE PARTICIPATION: None

CORRESPONDANCE: Wally Dunne

D Day would like continued cooperation with CPA. D Day will have boat rides on Aug. 4, 5, and 6th as well as a food truck on the public dock. The warhorse & trainers camp near sandbar gate, Tanks and crews along the Sandbar entrance will both be Aug. 14-18, and the watercraft launch with crane (location to be determined) and the annual "digging of the ditches will all take place again.

ODNR – Army Corp of Engineers agrees the Lake Erie water level is record level high currently two and one-half feet above long-term water average. Corp of Engineers expects water to peak in middle of June.

Also, Mark Todd from the Star Beacon stopped in for an update regarding the sandbar. Denver advised the sandbar is 2/3 underwater and is closed at this time due to safety.

A voicemail from Jordan Pennell from Senator Sharron Browns' office is requesting an appointment to introduce himself to CPA on May 30, 2019.

The City of Conneaut was able to find the title to the old fire truck so we can scrap it as planned.

Bill Kennedy mentioned we received an email and phone call from Greg Krzys, Deputy Chief of Operations, Army Corp of Engineers, Cleveland office, which is responsible for overwatch of dredging contractors and he is requesting to meet in June.

Wally brought in two documents that illustrate the history of vision that CPA has had. One document from MP3 Consulting Group who created a Vision document (2011) and a book created by Urban Design Coalition which shows accomplishments and even things happening in the City of Conneaut showing the patterns occurring in city now.

ECONOMIC DEVELOPMENT: None

HARBORMASTER REPORT: Denver Spieldenner

CONNEAUT PORT AUTHORITY HARBORMASTER REPORT MAY 2019

- DOCKS
 - All docks have been repaired and are ready for the season.
 - We have had two suppliers look at B dock in the PCM Marina and they will be providing quotes for replacement.
 - Our electrical contractor is starting to work on repairs in the Lagoon Marina. At this time, it appears all the repairs will be on the north end of the Lagoon.
 - We will be placing our water and electric lines in a trench on the north end of the Lagoon to get them off the inside of the wall. This will prevent ice damage in the winter. We will dig the trench and DJ Electric will do the wiring.
 - Many of our fixed docks are underwater currently. There is no good way to raise these docks, perhaps building bridges. Pricing to be determined.

- SANDBAR
 - We placed a note on Facebook informing people the Sandbar is closed due to high water. The Sandbar road is currently underwater.
 - We have not placed any picnic tables, trash containers or Port-a-Johnnies on the Sandbar due to high water.

- WINTER DAMAGE
 - An adjuster from our insurance company was here on Friday of last week to review the damage and repairs we made due to ice and water damage this past winter.
 - We have some pictures of the dock damage that we will be submitting to our insurance company.
 - We do not anticipate our claim will be denied.

- RAMP FEES
 - We have raised the launch fee to \$6. Most of the public understands the need and have not complained.

- DREDGE PERMIT
 - We have submitted all the information the USACE has asked for and anticipate we will receive our permit soon.

- #1 WELTON ROAD
 - The well has been inspected and tested and has passed.
 - We are still waiting for the Ohio EPA to inspect the septic system.
 - The cleanup of the grounds is nearly complete.
 - Do we want to get this property surveyed? To be determined in executive session.

- MISC.
 - All channel markers have been placed.

- We still need to replace the hot water tank in the Launch Ramp Office. This is not an emergency repair.
- The former jet ski rental shed has now been removed.
- We are scheduling an inspection of the fuel dock pumps and tank. This will be done by Cleveland Petroleum.
- We need to order new hoses for the fuel pumps.

Respectfully submitted:

Denver Spieldenner

Harbormaster Conneaut Port Authority

DOCK REPORT: Sandee Wilkerson

Currently, we have ten available docks in the lagoon and three narrow docks remaining in the marina. Payments are continuing to come in. Reminder calls are going out for any outstanding payments done.

Facebook is updated as needed; however, we do not address any questions or complaints currently. Our viewpoint is that FB is an information only page.

Ramp is currently open as weather permitting. To date we have collected \$30 representing five launches, but payout was \$133 making it a negative balance of \$103. Sandbar is closed for safety reasons. I went ahead and gathered information on selling snack concessions at the Sandbar if and when we decide to go that route.

Much discussion was made questioning the policy for information on the FB page and answering questions posted and perhaps an FAQ block.

FINANCE REPORT: Patrick Arcaro

Patrick reviewed credit card processing fees and wants to do further study of fee structure. Also, he reviewed receipts and expenses changed on Welton Road and will be discussed in Executive session.

CPA Disbursements were 34,000 and Income was 57,288.

Budget Report: Patrick noted regarding the submerge land lease, we need to appropriate increase \$2,000 on line 233 and decrease \$2,000 on line 246.

Motion was made by Aaron Joslin to accept increase to line 233 of \$2,000 and decrease line 246 by \$2,000 and George Peterson seconded. Motion Carried.

Bill Kennedy made the motion to pay the current bills and George Peterson seconded. Motion carried.

Motion to accept the finance report Patrick Arcaro made a motion and Tom Perkoski seconded. Motion carried.

Patrick reviewed the Growth Partnership and Perch & Pilzner donations. Discussion was made.

Bill Kennedy made the motion to pay Growth Partnership up to \$1,000 annual trustee contribution and George Peterson seconded it. Motion carried. One abstained.

George Peterson made the motion to support the Perch & Pilsner up to \$1,000 and Patrick Arcaro seconded. Motion carried. One abstained.

LEASE REPORT: George Peterson

George advised the meeting with Janice Brown, Ice House will be Tuesday at 4pm. Also, the committee will be meeting with the Breakwall Restaurant regarding lease extension. Currently, we are working on an RFQ for a jet ski lease and the RFQ for the Sandbar is on hold due to weather.

GRANTS & PLANNING REPORT: William Kennedy

Bill Kennedy met with Foth Engineering. EPA has made some changes i.e., requesting more core samplings but we are hoping CPA will be grandfathered in as long as high volume of silt east of east wall and won't have to deal with PA. We had a meeting with Foth and KS who have teamed up on this project and during the meeting there it was indicated there is up to a \$10,000 cost which is broken down hourly per manager and coastal engineer. Task 1 will be done by the fall hopefully to work through the problem regarding the changing of regulation/protocols of gathering samples. It is hopeful we can be grandfathered in as the new regulation standard comes at a higher cost of \$40-50,000.

Perhaps Foth can attend in a future work session to determine approving \$10,000 along with city hall attendee.

Aaron Joslin asked about meeting with Foth Engineering and additional companies. Bill Kennedy stated a set of questions should be made in advance for meetings.

Aids to Navigational Grant (channel markers and lights) turned down by State as funding is scarce. But they urged us to file again in fall. Currently we are short on winter channel markers.

Advertising: None

Docks and Facilities: None

Environmental Compliance: None

Old Business

Motion adding individuals: Wally Dunne, Bill Kennedy, Denver Spieldenner and Patrick Arcaro to authorize checks. Aaron Joslin made motion and Heather Gelfer seconded. Motion carried.

Website: Bill Kennedy reviewed the website proposal from Mike Bartone. Bill recommended to accept Mike's website proposal. It was also discussed if we should link the website with the Facebook page.

George Peterson made a motion to accept Mike Bartones' web proposal and Patrick Arcaro seconded it. Motion carried.

Wally mentioned the Conneaut Boat Club has agreed to make improvements per their lease over the next ten years.

Wally Dunne suggested that we add Tom Perkoski to the Environmental Compliance Committee.

NEW BUSINESS:

Wally discussed regarding the OH Revised code and OH Ethics Law. Progress is being made for the compiling of the CPA bylaw manual/handbook.

Wally brought up about the Fuel Dock shed which was denied, however, Larry Distelrath requested a vinyl fence to be added. Discussion was made regarding feasibility of the fencing, i.e., permitting, anchoring, durability, color and installation by a professional. A memorandum is to be written (guarantee no cement damage, black, brown or tan vinyl and Denver to inspect during installation.)

Next work session will be Wednesday, June 5th at 6:30 pm.

Executive session was called at 7:55 pm Aaron Joslin made the motion to go into Executive Session and Bill Kennedy seconded. Motion carried.

MOTIONS:

Resolved #20-19... A motion was made by Patrick Arcaro to accept the minutes from the April 18, 2019 board meeting, seconded by Bill Kennedy, motion carried.

Resolved #21-19... Aaron Joslin made a motion to accept increase to line 233 of \$2,000 and decrease line 246 by \$2,000 and seconded by George Peterson. Motion carried.

Resolved #22-19... Bill Kennedy made the motion to pay the current bills, seconded George Peterson. Motion carried.

Resolved #23-19... Patrick Arcaro made a motion to approve the financial report and seconded by Tom Perkoski. Motion carried.

Resolved #24-19... Bill Kennedy made the motion to pay Growth Partnership up to \$1,000 annual trustee contribution, seconded George Peterson. Motion carried. One abstained.

Resolved #25-19... George Peterson made a motion to support the Perch & Pilzner up to \$1,000 Patrick Arcaro seconded it. Motion carried. One abstained.

Resolved #26-19... Aaron Joslin made a motion include the following individuals' signatures on the bank account to include: Wally Dunne, Bill Kennedy, Denver Spieldenner and Patrick Arcaro and Heather Gelfer seconded. Motion Carried.

Resolved #27-19... George Peterson made a motion to accept Michael Bartones' website proposal and Patrick Arcaro seconded it. Motion carried.

The Chairman of the Board entertained a motion to go into Executive Session at 7:55 pm to discuss the property acquisition of One Welton Road.

Bill Kennedy made a motion for Executive Session at 8:15 pm, seconded by Tom Perkoski. Motion carried.

Roll Call: Bill Kennedy, Tom Perkoski, Patrick Arcaro, Heather Gelfer, Aaron Joslin, and Wally Dunne.

Aaron Joslin made a motion to come out of Executive Session at 8:39 pm, seconded by George Peterson. Motion carried.

Regular meeting resumed at 8:40 pm.

Patrick Arcaro made a motion to increase Line 135 Estimated Resources \$78,300 and increase Line 257 Appropriations \$78,300 and seconded by George Peterson. Motion carried.

ADJOURNMENT:

The Chairman of the Board entertained a motion to adjourn the meeting at 8:45 p.m., moved by George Peterson, seconded by Wally Dunne, meeting adjourned.

The next regularly scheduled board meeting will be held on June 20, 2019, at 6:30 p.m. at 929 Broad Street, Conneaut, Ohio.

Respectfully Submitted,
Wally Dunne, Chairman
Patrick Arcaro, Treasurer