

CONNEAUT PORT AUTHORITY
929 BROAD STREET
CONNEAUT, OHIO 44030
March 18, 2021

Meeting was called to order by Chairman, George Peterson, at 6:02 p.m.

PRESENT: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski, Mark Verzella, John Hagstrom and Denver Spieldenner

VIRTUAL: Patrick Arcaro, Aaron Joslin and Babs Legeza

ABSENTEES: None

GUEST: Jon Arcaro (virtual)

MINUTES: A motion was made by Bill Kennedy to approve the minutes from the February 18, 2021 Board meeting and was seconded by Tom Perkoski. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski, Mark Verzella and John Hagstrom. Motion carried.

CORRESPONDENCE: Denver Spieldenner

- Corps of Engineers report says that they expect the water level for June to be 10 to 12 inches lower this year than last year.
- Denver informed the board that according to the newest report that the water levels are still going down.
- Denver informed the board that he is filling out the questionnaire that he received after the meeting that was held with the Public Entity Pool.
- Denver reported that he also received a letter from the Risk Manager, and he is filling it out, which this is a yearly letter.
- Bill Kennedy talked about the Land Disbursement Letter and how it is being handled. George told Bill to turn it over to the law office and have them handle it.

CONNEAUT PORT AUTHORITY

HARBORMASTER REPORT March 18, 2021

- **DOCKS**
 - **We have not started dock repair yet. We anticipate starting next week.**

- **MISC.**

- We have moved the sandbar shed to the north side of the north gate. We still need to connect the electrical supply to this shed.
- We have two of the Market Place sheds in place and are in the process of painting the floors. We still need to run electric service for these units.
- We have installed the underground conduit and vaults for the electric service to the new Harbor Yak building. We still need to run a water line for them. Our electrician will run the wiring when the building is in place.
- We will be installing a floating dock on the north side of the Lake Erie Boat Club pier for Harbor Yak to attach their floating kayak dock.
- We have constructed a new flagpole for PCM and will be installing it soon.
- We have nearly completed the retrofit of our new work trailer containing our welder, torches, and tool boxes and tools.
- We sent our 1997 work truck to the scrap yard after we salvaged what parts we felt we could use.
- We met with our PEP rep for an inspection of our areas and there was only one item that needed immediate attention. We needed to chain our welding tanks so they would not tip over. This has been completed. Our rep was very pleased with our operation and attention to safety.
- We met with our maintenance crew before they started to work this year to review the updated Employee Handbook. We will be meeting with our ramp attendants to do the same on March 25th.
- The new alarm system has been installed in the 929 office and in the maintenance building.
- We are still waiting for delivery of our new work trucks.
- We met with an engineer from CT Consultants to study our parking needs and the possible reconfiguration of our boat docks to accommodate larger vessels.

**Respectfully submitted:
Denver Spieldenner
Harbormaster Conneaut Port Authority**

Denver also informed the board that he is anticipating repairs in the Lagoon on “F” dock that will take about two weeks and in the Lagoon repairs on “A” dock which should take about one week. In the PCM there are some braces that need releveling.

PEP Risk Management was very pleased with everything within our facility, and everything is moving along very well.

George Peterson informed the board on how pleased he was with the report from the PEP liking our Employee Handbook and the way the Port Authority performs all their duties.

DOCK REPORT: Sheri Dawson

PCM

In the **PCM** we have six empty docks that could accommodate boats of 22-24 foot in length.

LAGOON

In the **Lagoon** we have 16 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.

Jet Ski docks are completely full.

Payments have been coming in and seem to be moving along smoothly.

I am currently working on contacting Dockholders for updating their Insurance & Registration.

FINANCE REPORT: Patrick Arcaro

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

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

Mark Verzella made a motion to accept the following appropriations to the Budget Report and Bill Kennedy seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski, Mark Verzella and John Hagstrom. Motion carried.

Appropriations as follows:

Reduce by \$15,000.00	Blue Building Account
Reduce by \$20,000.00	Dockside Market Account
Reduce by \$3,000.00	Day Street Storage Account
Reduce by \$10,000.00	New Marina Account
Reduce by \$3,000.00	New Vehicles Account

LEASE COMMITTEE REPORT: Bill Kennedy

- Bill Kennedy informed the board that the Ice Machine lease is ready to be finalized with a 3% increase for the 2021 season.
- He will be holding a meeting on Monday, March 22, 2021 with the Fuel Dock for discussing their lease and possibly offering them a three-year lease.
- Kate's Snack Shack Lease is still processing with several issues about permitting.
- The board received an update about the permitting issues with the Dockside Market. Sheds have arrived and hopefully will be in-place soon.

- Bill Kennedy informed the board that they have until December to finalize and is currently working on the Boat Club Lease and a few things have been brought to his attention that need addressed moving forward. Fuel regulations, fire regulations, dockage and they would also be under the Clean Marina Act.
- The Boat Club's Submerged Land Lease is at the Law Office for review and updates.

GRANTS & PLANNING COMMITTEE REPORT: Aaron Joslin

- Aaron explained the progress that is being made with Jamie and Kathy Zappitelli for the Mission Statement process and who will be involved in the beginning.
- George told Aaron that Insite would be in-town all day on Thursday, March 25th.

ADVERTISING/COMMUNICATION: Tom Perkoski

- Tom discussed wanting to have monthly articles or monthly news releases beginning in May or no later than June.
- George Peterson informed the board about his interviews that had taken place on WWOW radio and Around Town with Chuck.
- Mike Bartone will upload the interviews to our website.

POLICY COMMITTEE: George Peterson

- He spoke about Safety and Environmental Policies

ENVIRONMENTAL COMPLIANCE: Tom Perkoski

- Tom has been working with CT Consultants, KS & Walker for moving forward with the New Marina project.
- Tom gave a very in-depth updated report about the progress being made with the New Marina. He provided colored diagrams and provided a guideline to the ongoing process.
- Vegetated shallows are in discussion to exactly how much is truly vegetated.
- KS & Walker has moved the configuration of the dock layout to help offset expenses. By reconfiguring the layout, it saves a lot of material from needing to be removed. We will still have the same number of docks available once completed.
- KS along with some others are going to preserve and improve the area considered being vegetative wetlands. It will greatly improve the area and habitat for this area.
- It was discovered that there is an estuary that runs under Point Pleasant Drive and into the area that is being considered for the New Marina location.
- Tom asked Denver to meet with him on Friday, March 19th. at 10 a.m. to go over some of the paperwork for the Clean Marina Act Certification that they are trying to acquire.

OLD BUSINESS: George Peterson

- George informed the board that the new trucks have been ordered and should arrive at the dealership on April 19th. and May 12th. Once., they both arrive and are completely processed they will be brought to the maintenance building for usage.

NEW BUSINESS: George Peterson

- George informed the board about a public meeting he attended earlier this month and provided the board with information about the status of Liberty Street Park and Dean Ave Park/Tennis Courts. He explained what Pickleball is and his view of this game as well as the advantages to providing an Ice-Skating Rink locally.
- The ideas above are still in early discussion stages and once things move forward more information will be provided. Currently, they are leaning towards the Dean Avenue Park.
- Jon Arcaro spoke and said that he liked the ideas of a Pickleball Court and Ice Skating.
- If things proceed the Port Authority would be willing to take the Dean Avenue location along with assistance from the Conneaut Foundation.
- With the Port Authority agreeing to the Dean Avenue location that would leave the Liberty Street Park available for the City to use for a Fire Station.
- Bill Kennedy presented the board with information about the opportunity to purchase a locally owned Gator. Denver provided information about the comparison in prices of used and new. Plus, Denver informed the board that it includes a snowplow which is a used snowplow runs over a \$1,000.00
- The Gator can provide a lot of uses for the Port including trash removal, clean up debris, hauling boaters to vehicles, sandbar patrolling, D-Day etc.
- This Gator comes with a snowplow, a partial enclosed cab, four-wheel drive, one local owner and has been well maintained.

Bill Kennedy made the motion for a resolution to authorize Denver Spieldenner to purchase the four-wheel drive Gator with snowplow for less than \$7,000.00 at a confirmed price of \$6,500.00 and Tom Perkoski seconded the motion. Roll Call: George Peterson, Bill Kennedy, Aaron Joslin, Tom Perkoski, Mark Verzella, Patrick Arcaro abstained, and John Hagstrom abstained. Motion carried.

Bill Kennedy made the motion for Denver Spieldenner to purchase the four-wheel drive Gator for the maintenance fleet according to the description in Resolution R21-002 and Tom Perkoski seconded the motion. Roll Call: George Peterson, Bill Kennedy, Aaron Joslin, Tom Perkoski, Mark Verzella, Patrick Arcaro abstained, and John Hagstrom abstained. Motion carried.

Denver Spieldenner will check with PEP about properly transporting customers with the use of the Gator and the Golf Cart that the Port Authority owns and uses during the busy season.

Tom Perkoski made the motion to go into Executive Session to discuss Real-Estate at 7:30 p.m. and Mark Verzella seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski and Mark Verzella. Motion carried.

Patrick Arcaro made the motion to come out of Executive Session at 7:46 p.m. and Bill Kennedy seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski and Mark Verzella. Motion carried.

MOTIONS:

M21-014... A motion was made by Bill Kennedy to approve the minutes from the February 18, 2021 Board meeting and was seconded by Tom Perkoski. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski, Mark Verzella and John Hagstrom.

Motion carried.

M21-015... Mark Verzella made the motion to approve the Finance Report and it was seconded by Tom Perkoski. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski, Mark Verzella and John Hagstrom. Motion carried.

M21-016... Bill Kennedy made the motion to pay the Current Bills and Patrick Arcaro seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski, Mark Verzella and John Hagstrom. Motion carried.

M21-017... Mark Verzella made a motion to accept the following appropriations to the Budget Report and Bill Kennedy seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski, Mark Verzella and John Hagstrom. Motion carried.

M21-018... Bill Kennedy made the motion for Denver Spieldenner to purchase the four-wheel drive Gator for the maintenance fleet according to the description in Resolution R21-002 and Tom Perkoski seconded the motion. Roll Call: George Peterson, Bill Kennedy, Aaron Joslin, Tom Perkoski, Mark Verzella, Patrick Arcaro abstained, and John Hagstrom abstained. Motion carried.

M21-019... Tom Perkoski made the motion to go into Executive Session to discuss Real-Estate at 7:30 p.m. and Mark Verzella seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski and Mark Verzella. Motion carried.

M21-020... Patrick Arcaro made the motion to come out of Executive Session at 7:46 p.m. and Bill Kennedy seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski and Mark Verzella. Motion carried.

M21-021... At 7:48 p.m. Bill Kennedy made the motion to adjourn the meeting and Tom Perkoski seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski and Mark Verzella. Motion carried.

RESOLUTIONS:

R21-002... Bill Kennedy made the motion for a resolution to authorize Denver Spieldenner to purchase the four-wheel drive Gator with snowplow for less than \$7,000.00 at a confirmed price of \$6,500.00 and Tom Perkoski seconded the motion. Roll Call: George Peterson, Bill Kennedy, Aaron Joslin, Tom Perkoski, Mark Verzella, Patrick Arcaro abstained, and John Hagstrom abstained. Motion carried.

ADJOURNMENT:

At 7:48 p.m. Bill Kennedy made the motion to adjourn the meeting and Tom Perkoski seconded the motion. Roll Call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski and Mark Verzella. Motion carried.