

Monthly Board Meeting October 19, 2023

Conneaut Port Authority
929 Broad Street
Conneaut, Ohio 44030
10-19-23

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

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

Absent: Aaron Joslin

Staff: Denver Spieldenner, Terri Trisket, Paul Gauvin

Others in attendance: Terry Moiso-City Council Liaison, Michael Bartone-Oasis Marinas, Jim Holtzman and Kenny Wilson-Charter Captains

Welcome and Introductions:

Chairman Kline introduced our newest member of the board Joe Zappitello.

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

Motion: Tom Perkoski ; second: Patrick Arcaro

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

Motion Carried

Disposal of previous minutes-Motion to accept minutes from the October 11 Special Board Meeting

Motion: Patrick Arcaro; second: Kristina Showalter

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

Motion Carried

Correspondence:

Thank you letter from D-Day Conneaut 2023 thanking all of their supporters

Audience Participation:

None

Maintenance update:

CONNEAUT PORT AUTHORITY

MAINTENANCE REPORT

OCTOBER 19,2023

DOCK ASSESSMENT:

Replaced some worn hardware on B-Dock PCM

Replaced boards F-dock Lagoon

VEHICLES:

All of the tractors and trucks need to be serviced for the winter.

MISC:

Removed tables and trash cans from sandbar

Flipped all concrete trash cans for the winter

Started clean up in the lot at the end of Harbor Steet storage lot
Making winter channel markers
Starting winter shutdown

SINCERELY
Paul Gauvin
Maintenance Crew Supervisor

Discussion:

Trash pick up has been dropped to once a week. All but one of the jetski docks have been pulled out.

Dock report: Michael Bartone

We have 215 2024 contracts returned which is just shy of 70% occupancy.

By the next meeting end of season information will be available regarding revenue generated from the activities in the marina.

The marina is now operating with a skeleton crew.

The Fuel dock has been closed for the season

There are approximately 12 boats left in the Marina

Financial reports: Patrick Arcaro

We had yet another expensive month. The bank fee went up, we will need to call the bank to see why. The Finance Committee needs to meet to further adjust the appropriations to cover legal expenses and create a temporary budget for next year.

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 September bills

Motion: Patrick Arcaro; second: Tom Perkoski

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

Motion Carried

Motion to accept the amended appropriations as written.

Motion: Tom Perkoski ; second: Kristina Showalter

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

Motion Carried

Old Business:

New Marina updates-We are currently working through a model to determine the economic feasibility of the marina project.

Employee handbook revision-Kristina will join the team to work on the handbook revision. Bill would like this to be completed prior to the November meeting.

New Business:

Grants and Planning: we did not received the H2Ohio grant for the wetlands project. Tomorrow we will be submitting an application for section 165 CAP funding through the USACE to help cover the costs of dredging the recreational channel and the dredging for the new marina. Denver mentioned that dredging in the harbor will need a permit and a 401 water quality certification.

Finance: meeting to be scheduled prior to the next board meeting

Enviromental: Mark Censer at KS is working diligently to obtain the USACE and ODNR permits required for the new marina project. Out current permit will be good for five years. We are working with the permitting agencies on mitigation strategies in the wetland which will involve the planning of native species and removal of invasive species, particularly phragmites. Tom would like to use the winter months to create some environmental education around the wetlands habitat on the sandbar as well as some boater safety information to help us maintain our platinum level clean marina status. We may also need to plant some trees as stormwater runoff in the spring.

Lease: none

Executive: none

Currently Patrick is the only remining signer on the Port Conneaut Credit Union account and this needs to be updated to reflect the current officers.

Motion to update the signers on the PCFCU account to reflect the current board officers

Motion: Patrick Arcaro; Second: Kristina Showalter

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

Motion Carried

City Council Liaison has nothing new to report from the City. Patrick asked about the status of the dredge facility. It is completed and waiting for material to be place by the USACE. The board complimented the new paving here on Broad Street.

Breakwall BBQ is now two months in arrears in regards to rent. A 10 day notice was hand delivered to the restaurant. A second notice will be mailed tomorrow in an effort to allow them to pay the amount due, if they do not the lease will be terminated. It is unclear if the rent amount can be recovered.

Cellphone tower-The lease has been executed and nothing new has occurred as of yet.

In regards to legal expenses Patrick requested the detailed invoices for the current bills. Aaron Joslin will be resigning effective November 1, 2023 which will leave two vacancies on the board.

Motion to excuse Aaron Joslin

Motion: Kristina Showalter; Second: Tom Perkoski

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

Motion Carried

Motion to Adjourn made at 6:38PM

Motion: Joe Zappitello; second: Kristina Showalter

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

Motion Carried

Motions:

23-73 Disposal of previous minutes-Motion to accept minutes from the September Board Meeting

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

Motion Carried

23-74 Disposal of previous minutes-Motion to accept minutes from the October 11 Special Board Meeting

Motion: Patrick Arcaro; second: Kristina Showalter

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

Motion Carried

23-75 Motion to accept Treasurer's reports

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

Motion Carried

23-76 Motion to ratify the payment of September bills

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

Motion Carried

23-77 Motion to accept the amended appropriations as written.

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

Motion Carried

23-78 Motion to update the signers on the PCFCU account to reflect the current board officers

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

Motion Carried

23-79 Motion to excuse Aaron Joslin

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

Motion Carried

23-80 Motion to Adjourn made at 6:38PM

Motion: Joe Zappitello; second: Kristina Showalter; Vote: Yes-All; No:-none; Abstentions-none

Motion Carried