

Monthly Board Meeting April 18, 2024

Conneaut Port Authority
929 Broad Street
Conneaut, Ohio 44030
4-18-24

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

Board Members Present: Bill Kline, Tom Perkoski, Joe Zappitello, Mark Presley, Debbie Newcomb

Absent: Patrick Arcaro, Kristina Showalter

Staff: Denver Spieldenner, Terri Trisket

Others in attendance: Nic Church

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

Motion: Tom Perkoski; second: Mark Presley

Vote: Yes-4; No:-none; Abstentions-1 (Joe Zappitello)

Motion Carried

Correspondence:

Great Lakes Water Level Report shows that the lake level is 4-6" lower than this time last year and will be 10" lower by the fall.

CDC is hosting their annual meeting on May 16th at 4pm

The YMCA reached out to request to place their trailer on the Sandbar for their water courses.

Audience Participation:

Nic Church, City Council Liaison: The new City Manager will be announce on Monday.

There are some safety concerns at Dean Ave Park; children are running into the street. There was also a truck driving in the park and the police were called.

Harbormaster report: Denver Spieldenner

CONNEAUT PORT AUTHORITY HARBORMASTER REPORT APRIL 18,
2024

● DOCKS

- **F dock is still down for repairs. Our welder will be in on Monday (4-22-24) to finish repairs on this dock.**
- **E dock still needs welded in one spot. Should be a quick fix next week.**
- **We are building three new docks for up to 30 foot boats. These are located on the east end of PCM near LEBC.**
- **Most of our jet ski docks have been placed in the marinas for this season.**
- **We have leveled docks in PCM that moved over the winter.**

● EMPLOYEES

- We have interviewed, drug tested, and background checked five people for the fuel dock.
- Our maintenance team consists of three people at this time. I feel we can operate at this level barring any major catastrophes. We have recruited Board member Mark Presley to help with our backhoe work. Many thanks to him for volunteering.
- **MISC.**
 - I checked on the large tree at Dean Avenue Park to see if it needed to come down due to age and rot. It does not need to come down this year. We can take a look at it next year when we have more available funds for such projects.
 - We will be installing the nets for the pickle ball courts at Dean Avenue Park the first week in May.
 - The restaurant building is looking fantastic and should be ready for business at the beginning of May.
 - The new marina restrooms are under construction. These should be ready for use by the first week of May. We need to discuss the laundry facility in this facility. Coin operated is very expensive. \$4,500 and up.
 - We are still having conversation with an individual about the purchase of some of our sand in the harbor.
 - We still need to set our channel markers in the recreation channel. These will be installed by the beginning of the season in May. We will probably need to reduce the width of the channel from 200 feet to around 100 plus feet due to sand accretion. The USACE was here this week doing soundings to determine the water depths in the harbor. They will email their findings to us in the near future.
 - Safety checks and training classes are ongoing.
 - We will be getting our fuel tank pressure tested and the pumps checked out in a week or so.

Respectful submitted: Denver Spieldenner Harbormaster Conneaut Port Authority

Dock report: Terri Trisket

Dock Report

April 18, 2024

Board Meeting

As of April 18, 2024

Lagoon

A-5(1250), 4 (1800), 0 (2400)

B- 8 (1450); 0 (1800); 2 (2050)

D-1 (1250)

E- 3 (1250); 5 (1800)

F- 7 (1800); 0(2050)

G- 3 (650)

PCM

A- 0 (650); 1(2050); 0 (2400)

B- 12 (1800); 2 (650)

C- 2 (2050)*; 3(650)

*The maintenance team built three new docks for C wall in the PCM, we have already rented one.

We have 59 docks available representing \$88,700.00 in revenue.

We have approximately \$66,000 in outstanding dock payment due before May 1. I am working to invoice all dock holders and ensure money is collected prior to boats going into the water.

Office updates:

Unfortunately, our application for the Boating Infrastructure Grant was not selected for this funding cycle.

We have selected a fuel supplier and are working with them to get things ready to go for the season.

Our bait license is ready to go for the fuel dock and the bait supplier was out of town but will be getting back to us on Monday of next week.

Both the appointment with Sherrod Brown and David Joyce's aides were cancelled. I will let everyone know when we are able to reschedule.

Our Ohio Senate OTSCIF application and our Federal House FY 25 Capital Budget request have been submitted.

Our 2023 Audit will start next Tuesday.

Stickers for the season passes will be in the office next Thursday.

Financial reports: Bill Kline

A line was added to show the balance of the economic development loan from the Commissioners

Motion to accept Treasurer's reports

Motion: Debbie Newcomb; second: Tom Perkoski

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

Motion Carried

Motion to ratify the payment of the March bills

Motion: Tom Perkoski; second:

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

Motion Carried

Old Business:

NFWF Grant: Kick off meeting was held on 4/10 and we are ready to get this project underway.

POS for fuel dock: system is ordered

Newsletter: We would like this to be monthly in the season and quarterly during the off season. Tom and Joe will take the lead on this.

New Business:

Committee Reports

Grants and Planning (Bill Kline/Terri Trisket): no report

Environmental (Tom Perkoski): The PAMF grant application has been submitted. If funds are awarded we would like to work with Davey Resource group they were able to give us a competitive quote and had the available resources. Tree planting has been postponed to the fall. Tom will research safe stain options for the docks. Native plants will be planted at the North end of the Sandbar away from the management units of the phragmites grant. OEPA update, Tom and Mark Cencer are working with Thomas Bab on the environmental covenant for the Sandbar.

Finance (Patrick Arcaro): no report

Communications (Kristina Showalter):no report

Lease (Joe Zappitello): The lease committee met and are drafting a lease for the chamber or commerce for the use of office space. The proposed lease agreement is 550/month with 5% annual increases. The Ice Machine lease is also up for renewal. We do not have a copy of the lease from last year, it is believed that the amount was \$350 June-October. Mark suggested we extend the lease period but at a lower rate. The lease committee will continue to work on these leases.

Transient rates: After discussion with Patrick, Terri recommends we go to a flat rate for transient boats this season. The fee will be nightly, weekly, or monthly for small boats (under 24'), Large boats (25'-30') and boats larger than 30'. This will be easier to calculate than by the foot.

The Blessing of the fleet: To encourage better attendance we are going to push the event back into the season a little. June 8 is the proposed date. More details to come.

Fuel Credit: After learning the new Point of Sale system it is going to be very difficult to track the fuel credit. It is proposed that we offer dock holders the \$250 off of their 2025 dock contract. If dock holders will not be returning in 2025 we can address that on a case by case basis.

There is no need for the executive session listed on the agenda.

Weed spraying in the marina: Last year the marina was not sprayed for weeds, which means it will be imperative to spray this year. Aqua Doc is the company we have used in the past \$6500 for the spraying. 50% due in on the contract signing and 50% due in June. The spraying will be completed in July and August. The board would like some research on alternative companies and competitive bids.

PEP provided a list on rules for dog parks. It would be very difficult to meet all of the insurance recommendations to safely allow dogs on the sandbar. The Port Authority will continue to not allow dogs on the sandbar.

May 4th will be the annual Conneaut Creek Clean up from 8-12. A flyer is posted at the office.

May 18th will be a City Clean up downtown at 9am.

Motion to excuse Patrick and Kristina

Motion: Debbie Newcomb; second: Mark Presley

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

Motion Carried

Motion to Adjourn

Motion: Debbie Newcomb; second: Joe Zappitello

Motions:

24-42 Disposal of previous minutes-Motion to accept minutes from the March Board Meeting

Motion: Tom Perkoski; second: Mark Presley

Vote: Yes-4; No:-none; Abstentions-1 (Joe Zappitello)

Motion Carried

24-43 Motion to accept Treasurer's reports

Motion: Debbie Newcomb; second: Tom Perkoski

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

Motion Carried

24-44 Motion to ratify the payment of the March bills

Motion: Tom Perkoski; second:

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

Motion Carried

24-45 Motion to excuse Patrick and Kristina

Motion: Debbie Newcomb; second: Mark Presley

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

Motion Carried

24-46 Motion to Adjourn

Motion: Debbie Newcomb; second: Joe Zappitello