Monthly Board Meeting February 16, 2023

Conneaut Port Authority

929 Broad Street

Conneaut, Ohio 44030

2/16/23

Meeting was called to order at 6:00 PM by Chairman George Peterson

Board Members Present: George Peterson, Bill Kennedy, Bill Kline, Tom Perkoski, Patrick Arcaro,

Absent: Mark Verzella, Aaron Joslin

Staff: Babs Legeza, Terri Trisket, Paul Gauvin

Others in attendance: Jon Arcaro, City Council; Tony DiVenere, Oasis Marinas

**Agenda:** Motion to approve changes to the agenda

Motion: Bill Kennedy; second: Bill Kline

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

Motion Carried

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

Motion: Patrick Arcaro ; second: Tom Perkoski

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

Motion Carried

**Correspondence:** George Peterson & Terri Trisket

USACE water level report shared- Weekly update shows water levels down 2” since January and expected to be up 3” by March.

Letter from The Conneaut Foundation stating that they are reducing their contribution for our economic development support from $20,000 to $6,000. The difference will be credited to the balance owed for the Welton Road Property.

Two boaters have reached out to the office to express their displeasure over the lack of season passes for this upcoming season.

**Audience Participation**:

Jon Arcaro, City Council: The city reapproved Tom Perkoski and Aaron Joslin’s appointments to the Port Authority Board. No updates in regard to a new appointment for the upcoming vacancy.

The City is going to be installing a nine hole disk golf course at Lakeview park this summer. The cages will be able to be removed making the park still useable for the Fourth of July Festival.

**Maintenance update**: Paul Gauvin

CONNEAUT PORT AUTHORITY

MAINTENANCE REPORT

February 16,2023

DOCK ASSESSMENT:

* F-dock is in need of some major repairs in the lagoon.
* B- dock and A-dock in the PCM need some repairs.
* Sherman welding will be making up supports for the docks in the PCM.
* In Contact with the insurance company about the winter storm damage.

VEHICLES:

* F-150 wiper motor recall ford still waiting on parts.

MISC:

* Ice skating rink was open the 1st weekend of the mouth and it was well used.
* Got the permit for the shed at Dean Ave Park.
* Talked with police chief about the parking lot signage for towing he needed to talk with the law director.

SINCERELY

Paul Gauvin

Maintenance Crew Supervisor

**Discussion:**

The insurance company did a walk through on Wednesday. We are still waiting on some price quotes for repairs of the docks. The lagoon and the marina will be separate claims.

The week of March 1 is our target timeframe for the disassembly of the ice rink.

The shed has been placed at the park. It will be used for seasonal storage of the ice rink and pickle ball nets.

**Dock report:** Tony DiVenere

Dock Report Bullet Points

192 Contracts

contract value $331,200

12 people in pipeline Contract value of approx. $21,750

24 people are not renewing

Picked up 10 new people

95 we have not heard from

Comparison with other Marinas

Conneaut 60% of docks 63.5% of income goal

Lorain 187 contracts 44% of docks

Battery Park 217 contracts 43% of docks

The Fuel Dock is still under negotiations. Babs shared that we carry a balance of fuel from when we operated the fuel dock.

**Financial reports**: Patrick Arcaro/Babs Legeza

Reports look different due to the new reports generated by UAN. They may continue to shift as we grow accustomed to the new system.

Motion to accept Treasurer’s reports as written

Motion: Patrick Arcaro; second: Tom Perkoski

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

Motion Carried

Motion to ratify the payment of January’s bills

Motion: Bill Kennedy; second: Bill Kline

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

Motion Carried

No changes to appropriations as of right now.

**Old Business:**

Harbor and Park parking lot on hold currently.

Ice Rink will come down the first week of March

The trees will need removed at the park prior to fence repairs

CMAG Planning- The Master Plan is at about 30% completion. With the inclusion of stakeholder input and public comment we have pushed back the date for the 50% completion by 2 weeks putting it around the second week of March. This will cause a one-week delay on the 90% deliverable moving it to the end of April. The PE/ECT team does not anticipate having to move back the final completion date for the project which is anticipated at the end of May.

National Fish and Wildlife Fund put out an RFP today for their Costal Resilience Grant, the preapplication webinar is March 2 and the preproposal is due April 12. We will be working the Chelsea Murphy and the PE/ECT team to have a competitive submission.

**New Business:**

Dock Damage: Storm Damage has occurred to both B dock in the PCM and F dock in the Lagoon are in the process of submitting a claim to the insurance company. The maintenance team has already started working on the repairs.

Breakwall will reopen this spring as usual.

George has had follow up with County Commissioner, Casey Kozlowski, regarding the Port Authorities request for ARPA funds for the Naylor Drive infrastructure project. Our application is being reopened for review by the commissioners.

Suntan building-no new developments, the renovations clause did not make it into the final agreement.

Peterson Property on Harbor and Erie is City owned. (Correction: the property is not yet city owned)

Tom and George will be traveling to the Clean Marina Conference on March 1 to receive our Platinum Status Award.

We received a letter from the OEPA regarding our 401 Water quality needed to obtain permitting for our new marina. Two of the drillings had slightly elevated contaminates. We are being held to a higher standard than neighboring harbors due to how clean we already are. This will necessitate additional sampling of six spots in order to ensure that the material dredged will be suitable for CDF, nearshore placement, or open lake placement. If it is contaminated it will need to be taken to a disposal facility. This will cause a significant increase in the cost of the project.

We received real estate tax bills this week: we are attempting to get the to the appropriate people.

Lagoon PTZ and Creek Entrance cameras are back online but the PTZ keeps reverting to pointing at the ground. A technician will need to come out and see about repairs. We may need to replace the camera, we have a few PTZ cameras that are not in use currently which may be utilized.

Oasis presented its Capital Budget Plan for the next five years (see attached presentation) The board will review the plan and then select and prioritize projects.

Motion to Excuse Aaron Joslin

Motion: Bill Kline; second: Bill Kennedy

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

Motion Carried

**Executive Session:** Motion to move to executive session for discussion regarding two disputes involving the Port Authority that are the subject of pending or imminent court action.

Motion made at 7:47 pm by: Bill Kline Second: Bill Kennedy

Roll Call Vote

George Peterson: Yes

Bill Kennedy: yes

Bill Kline: yes

Tom Perkoski: Yes

Patrick Arcaro: yes

Mark Verzella: Absent

Aaron Joslin: Absent

Yes: 5; No: 0; Abstentions:0

Motion carried

Motion made to exit executive session at 7:57 Pm by Patrick Arcaro; Second: Tom Perkoski

Roll Call Vote

George Peterson: Yes

Bill Kennedy: yes

Bill Kline: yes

Tom Perkoski: Yes

Patrick Arcaro: yes

Mark Verzella: Absent

Aaron Joslin: Absent

Yes: 5; No: 0; Abstentions:0

Motion carried

Motion to Adjourn made at 7:58 PM

Motion: Patrick Arcaro ; second: Bill Kline

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

Motion Carried

Motions:

23-6 Motion to approve changes to the agenda

Motion: Bill Kennedy; second: Bill Kline; Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

23-7 Motion to accept minutes from the January Board Meeting

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

Motion Carried

23-8 Motion to accept Treasurer’s reports as written

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

Motion Carried

23-9 Motion to ratify the payment of January’s bills

Motion: Bill Kennedy; second: Bill Kline; Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

23-10 Motion to Excuse Aaron Joslin

Motion: Bill Kline; second: Bill Kennedy: Vote: Yes-All; No:-none; Abstentions-none

Motion Carried

23-11 Motion to move to executive session for discussion regarding two disputes involving the Port Authority that are the subject of pending or imminent court action.

Motion: Bill Kline; Second: Bill Kennedy

Roll Call Vote: George Peterson: Yes; Bill Kennedy: yes; Bill Kline: yes; Tom Perkoski: Yes; Patrick Arcaro: yes; Mark Verzella: Absent; Aaron Joslin: Absent; Yes: 5; No: 0; Abstentions:0

Motion carried

23-12 Motion made to exit executive session at 7:57 Pm by Patrick Arcaro; Second: Tom Perkoski

Roll Call Vote: George Peterson: Yes; Bill Kennedy: yes; Bill Kline: yes; Tom Perkoski: Yes; Patrick Arcaro: yes; Mark Verzella: Absent; Aaron Joslin: Absent; Yes: 5; No: 0; Abstentions:0

Motion carried

23-13 Motion to Adjourn

Motion: Patrick Arcaro ; second: Bill Kline; Vote: Yes-All; No:-none; Abstentions-none

Motion Carried