

CONNEAUT PORT AUTHORITY
929 BROAD STREET
CONNEAUT, OHIO 44030
July 18, 2019

Meeting was called to order by Vice Chairman, William Kennedy, at 6:30 p.m.

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

ABSENTEES: Wally Dunne

GUESTS: Several dock holders, The Harts from Harbor Yak, Courtney Fobes and Larry Distelrath.

MINUTES: A motion was made by Patrick Arcaro to approve the June minutes and seconded by George Peterson. Motion carried.

AUDIENCE PARTICIPATION: Steve Heasley, Bill Schuster, Jeff Fees, Joe Burke. Dock Holders were here to discuss high water, camera accessibility, amenities, parking, trash, restroom complaints and services provided.

Harbor Yak gave an introductory presentation of services they will provide to the public for kayaking, paddle boarding and Hydro-Biking once their lease is approved.

Courtney Fobes, Conneaut Creek Boat Rental, LLC. gave an introductory presentation for kayak, canoe & fishing trips with the potential of leasing Welton Road

Larry Distelrath gave a presentation of his vision for the expansion of the Fuel Dock which would include Fish cleaning, updated pumps, shower facilities, jet ski rental among others to be considered.

CORRESPONDANCE: Denver Spieldenner

- Army Corp of Engineers newsletter cresting through the end of July and ODNR predicts water level to go down by mid-December should be down one to one and one-half feet which will still make it 20" above average. Concern for the stationary docks and ice build up may cause some damage unless it freezes solid before winter hits.
- Emails from dock holders with concerns regarding high grass, water level, gravel in parking areas.
- PEP did not do the building insured value appraisals (replacement value) and they have indicated this will be rescheduled for later this summer or beginning of fall.

ECONOMIC DEVELOPMENT: William Kennedy

- Approximately \$14,000 is due in from grant for pump out system and Ted from ODNR indicated that the money will be disbursed even though high water is causing problem with installation.
- Invoice was received from Cantor and Associates for the Audit that was performed in June.

FINANCE REPORT: Patrick Arcaro

- Patrick spoke with Jim Hockaday regarding the balance for the Economic Development Fund and the City of Conneaut will issue their funds when it is required.
- Patrick reviewed Income and Expenses and Disbursements.
- Patrick requested the contact person for the credit card processing fees and wants to do further study of fee structure as it seems too high and trying to re-evaluate whether we remain with Heartland or switch companies.
- Budget Report: There are some line items that have not been used, where we can pull some money over to cover for the needed electrical repairs (ground faults). Currently we are on track with income and expenses for the year.

Motion to accept the finance report was made by Patrick Arcaro seconded by George Peterson. Motion carried.

Aaron Joslin made the motion to pay the current bills and Tom Perkoski seconded. Motion carried.

COMMENTS FROM THE VICE CHAIR: William Kennedy

D Day preparation – we will dig a trench (filled with water) for reenactment Aug. 15-17.

Perch n Pilsner – Aaron stated we have been requested to help move bleachers from Township Park and set up with space at the marina and Harbormasters' direction.

Next work session will be Thursday, August 8th

Next board meeting will be Thursday, August 22nd (due to D Day conflict).

Patrick requested per the audit report to contact Amazon to advise them of our tax exempt status.

HARBORMASTER REPORT: Denver Spieldenner

CONNEAUT PORT AUTHORITY HARBORMASTER REPORT JULY 2019

- DOCKS
 - The electric is still off in the PCM marina due to high water.
 - We are seeking further quotes for ground fault breakers for this marina. We have received one estimate of approximately \$14,000.
 - Many of the docks are still under water, but the water is starting to recede.
 - The Conneaut Health Board inspected our marinas and only minor problems were found. We need to re-stencil several docks and we are missing one vacuum breaker.
 - We repaired several small water leaks in the PCM marina.
 - We continue to monitor all docks for issues of any kind and to make sure boats are tied up properly.

- We need to schedule pile driving for docks D, E, and F. Approximate cost is \$36,000. This work will be done by Lakeshore Towing, Erie, Pa. This work will be done late September or early October.
- SANDBAR
 - The sandbar is still closed due to high water. The road beyond the gate is still completely under water.
 - People are using the area between the two gates to launch their kayaks and to sunbathe.
 - The main gate was hit by a vehicle sometime in the past week or two. A representative from Point Pleasant brought it to our attention. One of their decorative posts was also hit. We don't know who did this. The gate has been rebuilt by our maintenance crew. Our investigation is continuing.
- #1 WELTON RD.
 - We continue to mow and trim at this location.
 - We filled some low areas around the building with topsoil and planted grass seed.
- FUEL DOCK
 - We passed our inspection by the State Fire Marshall.
 - We do need to order new spill booms and absorbent pads for this area.
- ROADS
 - We graded the Lagoon road this week.
- MISC.
 - We are still in the process of getting quotes for the siding replacement on the shop at Portside Marine.
 - We have placed several loads of limestone in the west parking lot of the PCM marina. This area was very wet and muddy.
 - We have striped parking spaces around the old maintenance building. We added about a dozen parking spaces.
 - We have scaled back the hours worked by the maintenance crew.
 - We have a contractor coming Monday to give us a quote on roof repair at 956 Harbor Street.

Respectfully submitted:

Denver Spieldenner
Harbormaster, Conneaut Port Authority

DOCK REPORT: Sandee Wilkerson

- Launch Ramp Monthly Income as of yesterday: \$11,396.98
- Transient Docks Income for the month is \$975
- Letters were sent to three dock holders for final balances on their accounts that were delinquent. Payment was not received on final date. Docks will be forfeited. Letters will be sent notifying them certified/return receipt.

Inquiries/Complaints:

- Electric is out – It has been noted that some dock holders are using household extension cords not marine cords at docks and they are falling into water shorting out. It was noted that we add this to Rules and Regulations.
- Cameras (working/not working)
- Are we offering reduced rates for remaining docks since it isn't a full season? Denver mentioned August 1st is the date that we reduce rates 25% for remaining season.

Tom Perkoski made a motion to send letters to delinquent dock holders notifying forfeiture of docks and George Peterson seconded. Motion carried.

LEASE REPORT: George Peterson

George advised the lease committee will have a meeting on Tuesday with Janet Brown, Ice House to finalize the lease.

GRANTS & PLANNING REPORT: William Kennedy

Bill stated they are waiting for decision on engineering firm.

ADVERTISING: None

POLICY REPORT: William Kennedy

Bill reviewed OH House Bill 523 which states in Ohio, employers are not required to accommodate a job applicant or employee's medical marijuana use. House Bill 523 states that an employer may prohibit any drug usage, including medical marijuana, under its workplace drug policy. As such, Ohio employers can discipline, discharge, or take any other adverse employment action against an employee or job applicant because of use, possession, or distribution of medical marijuana.

DOCKS AND FACILITIES: None

ENVIRONMENTAL COMPLIANCE: None

OLD BUSINESS: None

NEW BUSINESS: none

MOTIONS:

Resolved #32-19... A motion was made by Patrick Arcaro to accept the minutes from the July 18, 2019 board meeting, seconded by George Peterson, motion carried.

Resolved #33-19... Patrick Arcaro made a motion to approve the financial report and seconded by George Peterson, motion carried.

Resolved #34-19... Aaron Joslin made the motion to pay the current bills, seconded Tom Perkoski, motion carried.

Resolved #35-19... Tom Perkoski made a motion to send letters to delinquent dock holders notifying of forfeiture of docks and George Peterson seconded it, motion carried.

Resolved #36-19... Patrick Arcaro made a motion to adjourn and go into Executive Session and Heather Gelfer seconded it, motion carried.

Resolved #37-19... Patrick Arcaro made a motion to adjourn and come out of Executive Session and Tom Perkoski seconded it, motion carried.

ADJOURNMENT:

The Vice Chairman of the Board entertained a motion to adjourn the meeting at 8:05 p.m., and go into Executive Session. Patrick Arcaro made a motion adjourn and to go into Executive Session and it was seconded by Heather Gelfer, motion carried, meeting adjourned.

Executive Session was called at 8:15 pm

Roll Call: PRESENT: Bill Kennedy, Patrick Arcaro, George Peterson, Aaron Joslin, Tom Perkoski, Heather Gelfer and Denver Spieldenner.

Patrick Arcaro made a motion to come out of Executive Session at 9:03 pm. and seconded by Tom Perkowski, Motion carried.

Board entered back into session at 9:03 pm.

Roll Call: PRESENT: Bill Kennedy, Patrick Arcaro, George Peterson, Aaron Joslin, Tom Perkowski, Heather Gelfer and Denver Spieldenner.

Bill Kennedy entertained a motion to go with Foth with request to have a breakout of the costs of \$10,000. Patrick Arcaro made a motion to authorize going with Foth up to \$10,000 preferably less and Aaron Joslin seconded. Motion carried.

Bill Kennedy asked for a motion to accept Poggemeyer as engineering firm. Aaron Joslin made the motion to accept Poggemeyer and seconded by Tom Perkowski. Motion carried.

Bill Kennedy requested a motion to accept Harbor Yak as a vendor at the public dock area where they will place a shed for rental and run their operation. Heather Gelfer made the motion and Aaron Joslin seconded the motion. Discussion was made regarding the color of the shed and any other sheds moving forward regarding colors. Motion carried.

Bill Kennedy requested a motion regarding the dock fee structure for 2020. George Peterson made the motion to reflect length of the dock not to exceed an increase of \$200 in 2020 and \$200 increase in 2021, Seconded by Patrick Arcaro. Motion carried.

Bill Kennedy moved to adjourn the meeting. George Peterson made the motion to adjourn the meeting and Patrick Arcaro seconded. Motion carried.

Meeting was adjourned at 9:08

The next regularly scheduled board meeting will be held on August 22, 2019, at 6:30 p.m. at 929 Broad Street, Conneaut, Ohio.

Respectfully Submitted,

William Kennedy, Vice Chairman
Patrick Arcaro, Treasurer