

CONNEAUT PORT AUTHORITY
929 BROAD STREET
CONNEAUT, OHIO 44030
June 20, 2019

Meeting was called to order by Chairman, Wally Dunne, at 6:30 p.m.

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

GUESTS: none

MINUTES: A motion was made by Patrick Arcaro to approve the May minutes and seconded by Bill Kennedy. Motion carried.

ABSENTEES: none

AUDIENCE PARTICIPATION: None

CORRESPONDANCE: Wally Dunne

- Spartans Whiteout Tailgate party is requesting donations.
- Letter from July 4th Fireworks Committee requesting a donation. CPA will donate \$500
- Conneaut Resource Center is having a 5K race and requesting sponsorship.
- Corp of Engineers reports states that the water level should start receding the first week of July.
- Review of the InSight June invoice.
- Review of the Canter & Associates auditor engagement for the year 2018 for the files.

FINANCE REPORT: Patrick Arcaro

- Patrick reviewed Income and Expenses and found that we are down \$41,000 for May.
- 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.
- Product expenditures that have been paid for are the following: cement at the bottom of the hill, Insight group, purchase of Welton Road and the trustee contribution to Growth Partnership. Patrick asked the Harbormaster regarding the status of the pump that was bought by grant money We will be contacting Ted Walsh, ODNR regarding the pump grant money and send him all the receipts for payment and ask for leniency as we cannot install the pump due to the high water and ask for an extension of the grant money install date due to mother nature.
- Budget Report: Patrick noted adjustments may need to be made for line 209 \$48,000 as Repairs and Maintenance is starting to reach its max due to increased expenses due to high water and will need to be watched.

Much discussion was had regarding the lost revenue from the Sandbar and the increased expenses due to high water in the marinas.

Motion to accept the finance report was made by Aaron Joslin and Patrick Arcaro seconded. Motion carried.

Bill Kennedy made the motion to pay the current bills and Aaron Joslin seconded. Motion carried.

Babs determined in years past, we donated \$500 for the 4th of July Fireworks.

George Peterson made a motion to donate \$500 this year for the 4th of July Fireworks Committee and seconded by Heather Gelfer. Motion carried.

ECONOMIC DEVELOPMENT: None

HARBORMASTER REPORT: Denver Spieldenner

CONNEAUT PORT AUTHORITY
HARBORMASTER REPORT JUNE 2019

- DOCKS
 - We have had to build bridges over 22 docks because of high water. These docks were under 12 – 18 inches of water.
 - We have installed 6-inch pvc pipe over most of the stand-offs in the PCM Marina to prevent damage to the rub rails on boats. We have spent over \$1,000 on this pipe.
 - We have spent over \$500 on lumber and screws to raise docks out of the high water.
 - We have repaired numerous water line breaks caused by high water. The floating docks raise and stretch the lines and then they separate at the joints. We have taken corrective action so this should not happen again. Some of the damage has been caused by floating debris.
 - All approach ramps are higher than they should be, and we have modified several of them to make them safer.
 - We have shut off the electric in the PCM Marina for safety reasons. All dock holders have been notified. They have been very understanding so far.
 - B dock in PCM – will not be renovated for another year due to expenses. Quotes right now are aprox. \$80,000 to replace it. We will make it last one more year.

- SANDBAR
 - We had to shut off the electric and disconnect it at the guard house due to high water.
 - We raised the guard house approximately 12 inches to keep it out of the water. Prior to raising this building, we did get some water in it, but no damage was done.
 - The roadway and most of the sandbar are still flooded.
 - Since we cannot get to our brush pile, we are hauling debris to the compost site in the industrial park on the east side of Conneaut.

- RAMP FEES
 - We have had few complaints about the increase in fees to \$6.

- #1 WELTON ROAD
 - We have trimmed the grass, removed what junk was left there, and scrubbed the floors inside.
 - We removed all the restroom fixtures and old heaters.

- We have scheduled a survey of the property. This will be done by Jerry Slay next week at an approximate cost of \$500.
- The City Water Department is in the process of installing a waterline and meter for us.
- We have replaced the locks on the gates and there is a set of keys in the key locker in the furnace room at 929 Broad Street if anyone needs access to the property.
- FUEL DOCK
 - We had to have the pump hoses, nozzles, and filters replaced prior to our inspection by the State Fire Marshall. This cost approximately \$1,800. We still need a tank leak inspection test performed. This test is scheduled.
- ROADS
 - We have graded the Lagoon Road and filled in potholes with two loads of asphalt grindings. The rain and high water have caused problems in this area also. Approximately \$900 spent on repairs.
- MISC.
 - We need to buy a push mower for Welton Road. A good used mower will work.
 - We have cleaned up limbs and weeds on our lots across from the maintenance shop.
 - We have cut man hours significantly compared to last year at this time. Some of this is due to weather.
 - What do we want to do about a security patrol this season?

Respectfully Submitted:
 Denver Spieldenner
 Harbormaster
 Conneaut Port Authority

LEASE REPORT: George Peterson

George advised the leasing committee will have a monthly meeting every Monday prior to the board meeting. Discussed during their meeting was One Welton Road regarding the leasing amount and an individual who might be interested.

Discussion was made regarding the Fuel Dock fencing and a letter was prepared which was sent and waiting response.

Also, regarding the meeting with Janice Brown, Ice House, the committee is working on a revision to the lease to move it forward.

The committee tabled the RFQ for the fish house until after meeting with engineering firms put together what the real plan for that building will be.

Regarding the Breakwall restaurant lease – we have a good plan to move forward with that. RFQ for the Sandbar is also on hold.

The RFQ for the Personal Watercrafts (jet ski lease) went out and one party is interested – Heather will be showing it. They would like something multi-year and Heather suggested a secondary location might be considered.

GRANTS & PLANNING REPORT: William Kennedy

Bill sent an email to Ted Williams regarding a status of the business plan to keep that conversation moving forward.

ADVERTISING: Aaron Joslin

Aaron mentioned that a press release will be coming soon for the One Welton Road purchase. Aaron advised Tom Perkoski will now be on the Advertising committee.

POLICY REPORT: None

DOCKS AND FACILITIES: William Kennedy

Bill suggested that we review dock fees in surrounding areas and give this information to the lease company for review of any future increases.

George Peterson asked regarding the kayak ramp entrance over by the EBC- can it be modified to be smoother? Denver mentioned we could add sand (which tends to wash out) and it was also asked about electric for credit card processing?

Portside Marine Building – Reports state that the south side of the garage siding is rotted out from the top down and T11 was purchased previously and we are getting estimates for residing the entire building.

DOCK REPORT: Sandee Wilkerson

Launch Ramp report shows 875 launches, 432 scheduled hours, 276.5 hours worked, collected \$5250 income, expenses \$3221.23 with a net income of \$2028.77 to date.

Summary between 2018 and 2019 show that the increase of \$1.00 has given us profit of aprox. \$900.

Docks available are: Three in the Marina, One Jet Ski in the Marina, Six in the Lagoon.

The question was asked regarding outstanding balances by dockholders – should we start charging a late fee perhaps 10-15%. Much discussion was made regarding non-payment and the possibility of forfeiture of dock for the next year. The Lease committee will review and decide any changes for next year's contract.

Transient Income received was \$400.

Facebook vs. Website – On June 14th when the power had to be cut at the Marina, it was posted on FB with 7,180 people reached and posted on the website as well which only had 3,460 hits.

Sandbar income is Zero

ENVIRONMENTAL COMPLIANCE: Tom Perkoski

Tom advised the VW diesel exhaust mitigation grant – none of our vehicles qualify.

Regarding One Welton Road, Phase 1 was reviewed, and it was determined that due diligence was proved and nothing further is required.

Tom gave highlights of his attendance at the Ohio Lake Erie Commissions Port Authority meeting on June 12th. Tom mentioned that The Lake Erie Protection fund for the economic and environmental grants are administered by them and they have quite a few grants that will be available. Some of the attendees were: OH EPA Director, Cleveland Port Authority members, EPA members, OH DOT Director, Executive Director for the Lake Erie Commission, OEPA General Council members, and many others. Also discussed was the dredging strategy's and funds/grants available that were mentioned in this meeting. Other reports were the Great Lakes Water Quality Agreement between Canada and the United States said HABS (Hazardous Algal Blooms) will push fish up this direction and in the Ohio Sport Fish Consumption Report it states that Walleye and Perch are not listed as a hazard, but avoid: Smallmouth Bass, White Perch and Steelhead which are 1:1 for Mercury and PCBs (now under OH Health Dept. not EPA).

Questioned was ODNR Flood Risks: One Welton Road – we need to pull an elevation certificate to find out if it is considered in a flood plain for insurance purposes.

OLD BUSINESS:

Email from Brian at Foth advising that work has begun on forgiveness on timeline for dredging. Indication that work has begun and an invoice for services rendered was also submitted. CPA will draft a letter to request a meeting with Foth for review and follow up. Tom stated that the EPA is being as cooperative as possible to find sustainable management methods regarding dredging.

NEW BUSINESS:

Wally discussed the four RFQ presentations on Weds, June 26th for the grant development.

Business Plan - Heather mentioned creating an RFP for the old maintenance building and involving InSight to help with this. Wally mentioned that the Y still has not indicated to us the schedule for their events using that building.

Security Patrol – Discussion was made regarding police presence down at the docks. Cameras are still in place for now.

Patrick asked about the Line of Credit status. Wally said he is working on this and hopes to have a status update at next board meeting.

MOTIONS:

Resolved #28-19... A motion was made by Patrick Arcaro to accept the minutes from the April 18, 2019 board meeting, seconded by Bill Kennedy, motion carried.

Resolved #29-19... Aaron Joslin made a motion to approve the financial report and seconded by Patrick Arcaro, motion carried.

Resolved #30-19... Bill Kennedy made the motion to pay the current bills, seconded Aaron Joslin, motion carried.

Resolved #31-19... George Peterson made a motion to donate \$500 to the 4th of July and Heather Gelfer seconded it, motion carried.

Wally advised the next work session will be Wednesday, July 11th at 6:30 pm.

ADJOURNMENT:

The Chairman of the Board entertained a motion to adjourn the meeting at 8:06 p.m., moved by George Peterson, seconded by Patrick Arcaro, meeting adjourned.

The next regularly scheduled board meeting will be held on July 18, 2019, at 6:30 p.m. at 929 Broad Street, Conneaut, Ohio.

Respectfully Submitted,

Wally Dunne, Chairman
Patrick Arcaro, Treasurer