

## Monthly Board Meeting 10/20/2022

Conneaut Port Authority  
929 Broad Street  
Conneaut, Ohio 44030  
October 20, 2022

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

Board Members Present: George Peterson, Bill Kennedy, Bill Kline, Tom Perkoski, Mark Verzella, Aaron Joslin

Absent: Patrick Arcaro

Staff: Denver Spieldenner, Terri Trisket, Paul Gauvin, Babs Legeza

Others in attendance: Dock Holders- Ken DeNino, Jack Polchosky, Bill Broadsman, Rob Pardee, Sonny Heinonen, Joe Paradise, Jim Holtzman, David Schuler, Pastor Joshua Krenz- Good Shepard Lutheran Church, Terry Moisiso- Conneaut City Council

**Minutes:** Disposal of previous minutes-Motion to accept minutes from the September Board Meeting  
Motion: Bill Kline; second: Tom Perkoski  
Vote: Yes-All; No:-none; Abstentions-none  
Motion Carried

### **Audience Participation:**

Ken DeNino- Addressed the following concerns to the board: The unreasonable raise in dock fees, his was increased by 50%. He stated that the needs of the boaters are simple a place to dock and a place to park. He will be making a formal request for the Oasis contract.

Jack Polchosky- Addressed the following concerns: Why was the city not informed of the Oasis deal? Why was dock holder input not considered? He knows 1,000 people who disagree with this.

Bill Broadsman- Would like the board to consider snow removal west of the Breakwall restaurant in the Marina, for the purpose of ice skating, Also the possibility of lights and a water pump to use for smoothing the ice.

Rob Pardee- Addressed the following concerns: The price increase in dock rate as this is strictly a fishing port and we do not have the amenities that other marinas have.

Sonny Heinonen- Addressed the following concerns: His dock rate increased from \$1750 last year to \$2400 this year. He has held a dock since 1979 and it was only \$500 when he started out. Why would we give away the harbor to an outside agency. Our area has 30% of its residents living in poverty. The deal with Oasis was conducted with no transparency prior to signing the contract. He would like to see a copy of the contract.

Joe Paradise- Addressed the following concerns: He would like to know what Authority Oasis has? What are they capable of? Is the CPA board paid or unpaid? There should not be a raise in price without getting something in return. Where does the Port Authority stand now? What Authority do they have?

Jim Holtzman- Addressed the following concerns: Inconsistency of the dock rates for similar sized boats.

David Schuller- Addressed the following concerns: Why is the Port Authority giving up the Port? Why not offer it to the public if they do not want to run it?

Pastor Joshua Krenz- Being new to the area he has a fresh set of eyes. We are probably not going to be the new Cleveland, nor do we want to be. He sees a possibility for more. More people coming in, more income, more jobs. This would be a good thing. He would like to remain neutral regarding the situation.

**Correspondence:** Read By Denver Spieldenner, George Peterson, &Terri Trisket

-Army Corps of Engineers monthly bulletin: lake levels are down one foot from last year if predictions hold true they will be down another six inches for a total of eighteen inches this year.

- Nov 2, 2022 the Chamber has their appreciation Luncheon at New Leaf event center. George will attend.

-Thank you letter from the Chamber of Commerce for our tent sponsorship at the Perch and Pilsner Festival.

-Ribbon Cutting for the new Dredge Facility will be 10/26 10-2

**Financial reports:** Babs Legeza

-No adjustments to appropriations.

-need to invoice Portside Marine for Trash

-Reports attached.

Motion to accept Treasurer's reports

Motion: Mark Verzella; second: Aaron Joslin

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

Motion Carried

Motion to ratify the payment of September's bills

Motion: Bill Kennedy; second: Bill Kline

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

Motion Carried

**Lease Committee:** Bill Kennedy

Will be meeting with Dan Armstrong when he returns regarding Float and Fly's intentions with the Woodworth Road launch point. Additionally, it will be confirmed that Float and Fly will not use the launch at Public Dock that was unused this season.

**Dean Ave Park:** Bill Kline

-One pickleball court has been painted

-No update on the signs

-Was able to obtain prices for the ice-skating rink

**Grants and Planning:** Aaron Joslin

-CMAG: We have conducted two interviews for proposals to create the master plan. First quarter reporting completed.

-Paddling enhancement grant: Reached out to Alex at Oasis to see if they would like to collaborate on a plan. Application due March 2023

-PEP + Grant: Submitted the invoice for the throw rings for reimbursement. Discussion of remaining oil booms purchased with previous funding. Paul will look into this.

**Communications:** Bill Kline

Nothing at this time

**Environmental:** Tom Perkoski

-Lost our clean marina flag in the weather; will look at getting a replacement. Still in the process of getting the three clean marina flags framed.

-Zoey from Ohio State University will be coming tomorrow (10/21) to download data from the Motus tower.

**Old Business:**

-Parking lot: Getting started on the concrete entrance, will be prepped this week. Unfortunately, paving will most likely not happen until spring. Price gathering from parking gate. One quote from ParkBox. Will be working to bring in electric. Will discuss with Chief Colby about cameras.

-Day Street lots- getting the ground prepped for storage units.

**New Business:**

-Resolution 22-05 introduced by Bill Kennedy

Description: A resolution to authorize CPA Chairperson to advertise "For Sale" the Conneaut Port Authority owned 2004 GMC Envoy at a price of \$4,000.00 and accept a negotiated sale price of no less than \$3500.00. No offer less than \$3500.00 will be accepted without discussion and approval of the Board of Directors prior to accepting said offer.

Discussion: Price was determined based on Kelly Bluebook value.

Motion to accept Resolution 22-05

Motion: Bill Kennedy; Second: Bill Kline

Roll Call Vote

George Peterson yes

Bill Kennedy yes

Bill Kline yes

Patrick Arcaro absent  
Aaron Joslin yes  
Tom Perkoski yes  
Mark Verzella yes  
Yes-All; No-none; Abstentions-none  
Motion Carried

- Resolution 22-06 introduced by Bill Kline

Description: A resolution to authorize the purchase of 60'x100' EZ Ice Backyard Skating Rink at a cost not to exceed \$9,000.00. (\$8,170.00) This skating rink will be set up on the current Pickle Ball Courts at Dean Avenue Park and open to the public for ice skating later this winter 2022/2023. The 60'x100' EZ Ice Backyard Skating Rink is expandable to 80'x120' later without the need to purchase a whole new rink but only purchase the pieces needed to expand.

Discussion: Snow clearing will be possible using the gator. Funds will need to be appropriated.

Motion to accept Resolution 22-06  
Motion: Bill Kline; Second: Aaron Joslin  
Roll Call Vote  
George Peterson yes  
Bill Kennedy yes  
Bill Kline yes  
Patrick Arcaro absent  
Aaron Joslin yes  
Tom Perkoski yes  
Mark Verzella yes  
Yes-All; No-none; Abstentions-none  
Motion Carried

Request for quotes form will need to be used for all projects over \$1000 for record keeping purposes.

Proposed credit card policy discussed and adopted per the suggestion of the audit.

Motion to excuse Patrick Arcaro  
Motion: Bill Kennedy; Second: Mark Verzella  
Yes-All; No-none; Abstentions-none  
Motion Carried

**Maintenance update:** Paul Gauvin

DOCK ASSESSMENT:

- We had a dock on A-40 broke off the wall in PCM due to a storm. We have a new dock to replace it with in upper lot
- We had a few standoffs break in the PCM
- We have some minor repairs at boat ramp dock at end of season

VEHICLES:

- Had to do some repairs on Backhoe
- Truck will be serviced this month

Misc:

- We started winter shut down
- We are getting pricing for lighting at the park
- We start this week with concrete forms for entrance of parking lot
- Cleaned out the envoy getting it ready to sell
- Got pricing on pay box for parking lot

**Dock report:** Terri Trisket/ Denver Spieldenner

Dock Report

October 20, 2022

Board Meeting

No change since the last meeting.

As of October 18, 2022

Lagoon

A-4(20ft and under)

B- 2 (21 ft and under)

D-1 (21 ft and under)

E- 3 (21ft and under)

PCM

B-8regular and 2 narrow (24ft and under)

Total of 20 docks unrented this season

Most boats have been pulled out for the season we have less than 20 remaining between the Lagoon and PCM.

Motion to Adjourn made at 6:58 PM

Motion: Bill Kline; second: Tom Perkoski

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

Motion Carried

Motions:

Motion to accept minutes from the September 15, 2022 Board Meeting

Motion: Bill Kline; second: Tom Perkoski, motion carried

Motion to accept Treasurer's reports

Motion: Mark Verzella; second: Aaron Joslin, motion carried

Motion to ratify the payment of September's bills

Motion: Bill Kennedy; second: Bill Kline, motion carried.

Motion to accept Resolution 22-05

Motion: Bill Kennedy; Second: Bill Kline, motion carried.

Motion to accept Resolution 22-06

Motion: Bill Kline; Second: Aaron Joslin, motion carried.

Motion to excuse Patrick Arcaro

Motion: Bill Kennedy; Second: Mark Verzella, motion carried.

Motion to Adjourn made at 6:58 PM

Motion: Bill Kline; second: Tom Perkoski, motion carried.