

CONNEAUT PORT AUTHORITY
929 BROAD STREET
CONNEAUT, OHIO 44030
February 20, 2020

Meeting was called to order by Chairman, George Peterson, at 6:03 p.m.

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

ABSENTEES: Wally Dunne

GUEST PRESENT: Jon Arcaro, Council President

MINUTES: A motion was made by Patrick Arcaro to approve the minutes from the January 23rd. Board meeting and was seconded by Tom Perkoski. Motion carried.

George Peterson suggested that the Port Authority think about offering a three-year contract to Jet Ski owners who are willing to commit to a three-year dock lease with their Jet Ski's. In exchange the Port Authority would provide them with a Jet Ski platform. This was suggested because most Jet Ski owners prefer a platform. Further information to follow.

CORRESPONDANCE: Denver Spieldenner

CONNEAUT PORT AUTHORITY

HARBORMASTER REPORT FEBRUARY 20, 2020

- **DOCKS**
 - It doesn't look like we have any more damage than was reported in January.
 - The water levels are high so we may have to make further modifications to keep the docks above water.
 - We should be starting on dock repairs sometime in March.
- **SANDBAR**
 - Currently, it is possible to access the sandbar. This can change depending upon the direction of the wind.
 - We will be investigating ways to make sure the sandbar can be open this season.
 - We have discussed burning the driftwood piles with the fire department. It doesn't appear that we will have an issue.
- **ELECTRIC UPGRADES TO PCM**
 - We are still on schedule to make the necessary repairs to the electric service to this marina as soon as the weather permits. Our goal is to have this completed by May 1st.
- **#1 WELTON ROAD**
 - The gas company has marked where the gas line will come into the building. We are waiting for their contractor to install the line.

- The water line has been extended into the building by the City Water Department and now we are waiting for the backflow preventer to be installed. As soon as the backflow preventer is installed the Water Department will install the water meter.
- We have completed insulating the ceiling in the building.
- We have installed drywall on the ceiling in the most easterly room in the building and it has been taped, seams filled, and primed.
- We have ordered a grease trap that must be installed under the three-bay sink in the kitchen area. As soon as the grease trap arrives, we will begin installing the sewer and water lines to the kitchen and the bathroom. The Wastewater Department is going to help us cut the floor and install the sewer line.
- The fixtures (toilet and sink) for the bathroom have been purchased.
- We will be moving the east sliding gate to the southeast corner of the building when we are finished with our work inside.
- We still have electric upgrades to make.
- What do we want to do about the four windows in the building that have broken seals and are all foggy and have moisture in between the glass panes?
- The door locks will be changed within the next week and new keys issued to the incoming tenant and the Port Authority.
- **MISC.**
 - We had heating issues at the Breakwall Restaurant last week. One of the circulating pumps on the hot water tank quit working. Burdick Plumbing replaced the pump.
 - All other buildings have had no heat issues so far.
 - Next week we will be looking at a way to make sure we can access the sandbar this year.

Respectfully submitted:

Denver Spieldenner

Harbormaster Conneaut Port Authority

DOCK REPORT: Sheri Dawson

We are in the process of finishing up working with the Relocation List and have started contacting several on the Waiting List. At this, because of the size of boats and docks there will be some available once, both lists are completed. We are still receiving inquiries about docks.

FINANCE REPORT: Patrick Arcaro

- Aaron Joslin made the motion to approve payment of the Current Bills and it was seconded by Bill Kennedy. Motion carried.
- Tom Perkoski made the motion to approve the Financial Report and Aaron Joslin seconded the motion. Motion carried.
- A motion was made by Aaron Joslin to accept the Final Budget 2020 as Amended in the January 23, 2020 meeting and it was seconded by Tom Perkoski. Motion carried.
- Motion was made by Patrick Arcaro to approve the Salary Resolution and was seconded by Tom Perkoski. Motion carried.

LEASE COMMITTEE REPORT: Bill Kennedy

- Bill Kennedy provided information about Lease Updates.
- #1 Welton Road needs a Banner and a Sign
- Sandbar Options for Opening are working on a road and possibly a dam

GRANTS & PLANNING: Aaron Joslin

- Insite and working with the City Manager
- Updated the board on Current Projects
- The Marina Project and working with Poggemeyer

ADVERTISING/COMMUNICATION: Heather Gelfer

- There was no January Press Release
- Working on trying to get a February Press Release

POLICY COMMITTEE: George Peterson

- By Laws Format = working on them
- Line of Credit = still working on it
- Port Conneaut Federal Credit Union = still waiting on their response

ENVIRONMENTAL COMPLIANCE: Tom Perkoski

- Great Lakes Restoration Initiative Grant = not doing
- OLEC = not yet, but close to official
- Ohio Clean Marinas Certification = information is still coming in
- NEONESTT = database meeting in Geneva March 2nd. & 3rd.
 - Involves decision makers: Schools, City etc.
- Geneva on the Lake Erosion Meeting was very informative and addressed the fact that they have a real problem with the erosion in Geneva.
- Tom suggested trying to hold an informative meeting here in Conneaut addressing our issues with high water etc., possibly in March.

OLD BUSINESS:

- Line of Credit was discussed earlier in the meeting.
- Conneaut City Limits Music Festival = still moving forward
- Hopefully the Appraisal for the Harbor Street Lots will be available by the next meeting
- Certified Payments = moving forward with Patrick executing the Paperwork Agreement

NEW BUSINESS:

- CDC = end of February or the beginning of March
- Harbor Street Lots = are underwater and Denver will check into repair options

MOTIONS:

Resolved #10-20... A motion was made by Patrick Arcaro to approve the minutes from the January 23rd. Board meeting and was seconded by Tom Perkoski. Motion carried.

Resolved #11-20... Aaron Joslin made the motion to approve payment of the Current Bills and it was seconded by Bill Kennedy. Motion carried.

Resolved #12-20... Tom Perkoski made the motion to approve the Financial Report and Aaron Joslin seconded the motion. Motion carried.

Resolved #13-20... A motion was made by Aaron Joslin to accept the Final Budget 2020 as Amended in the January 23, 2020 meeting and it was seconded by Tom Perkoski. Motion carried.

Resolved #14-20... Motion was made by Patrick Arcaro to approve the Salary Resolution and was seconded by Tom Perkoski. Motion carried.

Resolved #15-20... At 6:52 p.m. the motion was made to move into Executive Session. Bill Kennedy made the motion to move into Executive Session and it was seconded by Tom Perkoski. Motion carried.

Resolved #16-20... At 7:30 p.m. Bill Kennedy made the motion to exit Executive Session and seconded by Heather Gelfer. Motion carried.

Resolved #17-20... At 7:32 p.m. Heather Gelfer moved to adjourn the meeting and Tom Perkoski seconded. Motion carried.

ADJOURNMENT:

At 6:52 p.m. the motion was made to move into Executive Session. Bill Kennedy made the motion to move into Executive Session and it was seconded by Tom Perkoski. Motion carried.

Roll call: George Peterson, Bill Kennedy, Patrick Arcaro, Aaron Joslin, Tom Perkoski and Heather Gelfer.

At 7:30 p.m. Bill Kennedy made the motion to exit Executive Session and seconded by Heather Gelfer. Motion carried.

At 7:32 p.m. Heather Gelfer moved to adjourn the meeting and Tom Perkoski seconded. Motion carried.

Meeting was adjourned at 7:32 p.m.