

VERMILION PORT AUTHORITY

May 10, 2018 - 6:30pm @ Vermilion Municipal Complex, 687 Decatur, Vermilion, OH

Roll Call: T. Sommer; B. Carrick (*late arrival*); P. Corogin; R. Strauss; D. Miklos

Also Present: B. Yancar, PORT OPERATIONS MGR.; F. Loucka, CITY COUNCIL REP.; J. Forthofer, MAYOR

P. Corogin called the meeting to order and thanked Mayor Forthofer for attending their meeting.

APPROVAL OF MINUTES:

T. Sommer MOVED; D. Miklos seconded to approve the minutes of April 12, 2018. Roll Call Vote 4 YEAS. MOTION CARRIED.

CORRESPONDENCE/OPEN (Audience) DISCUSSION:

P. Corogin distributed to the members correspondence relative to silt gate issues the Vermilion Lagoons has had. They received complaints from neighbors during the high waters as they thought the silt gates were contributing to this in the Lagoons. There was meeting held between the Directors of the Lagoons and the Association, and he and T. Sommer were in attendance as well. He reported that Lee Howley is the Waterway's Chairman for the Lagoons and he has been talking with Andy Francisco at the Army Corp. They are trying to make sure they can have the silt gates lowered on days when debris gathers. The Army Corp and the Division of Watercraft have said no and that they either have to be all the way up or all the way down. The Lagoons wrote a memo to all the residents on the history of the silt gates and Lee Howley is having ongoing discussions with the Army Corp about what they have to do there. They need to do some research on who owns the lake bed there because some of the old trustees remembered that this issue came up before and this was not public waterway. There is an argument that this is really a private floor bed and the Lagoons should have the right to regulate the silt gates, but the Division of Watercraft has said they can't impede the flow of the water. T. Sommer said he lives on Park Drive and travels past the silt gate every day and there has been an accumulation of fish and debris. He can understand that the people living there can't stand the smell. To get rid of it is critical as they won't fish all of the debris out. They just need to open up the silt gate and let it flow out into the river. There is no consistency with the Lagoons on when they raise or lower the gate. Over the last three months it has been better, but it's probably because the water has been so much higher and the debris is able to get out more. P. Corogin said that Lee Howley wants to make sure that if the Army Corp calls that the Vermilion Lagoons is working on this issue and they are under the impression that the gate will either be all the way up or down, and that they are working on the final operating procedure for the silt gates.

FINANCIAL REVIEW:

B. Yancar reviewed the February Statement of Cash from Revenue and Expenses with the members. The finance department will handle paying the property taxes, electric, phone, etc. In April, B. Yancar starts billing the encumbrances. They closed 2017 with about a \$3,500 positive number as far as ending balance. The beginning balance for 2018 in Fund 218 "Vermilion Port Authority Special Revenue is \$7,721.07. This month they have a \$413.01 balance but they have encumbered year to date \$4,427.33, but they are still solid. P. Corogin asked if everything is working out with the accounting system and B. Yancar said it is outstanding because the finance director sees the need to move money around when the need arises. P. Corogin said he has heard a lot of positives about Amy Hendricks and told the mayor that she was a nice upgrade. B. Yancar addressed Fund 411 "Port Authority Capital" and said there has been no net expense activity. They haven't billed any charges and those won't happen until May. Of the 16,774.89

beginning balance, so far he has spent about \$12,000 which is basically for the repair of the Waterworks Dock. The capital expenditure for anything involving the kayak dock is coming out of the capital account. He is trying to do capital expenses out of the capital account. He has not encumbered monies for the restroom facility at this time and will not do anything until later in the year once the revenue starts kicking in.

B. Yancar reviewed the Deposit Recap Sheet for 2018 which is for the South Street Ramp, Waterworks and McGarvey's. So far this year they have taken in \$25,561.06 to date. The Clarion Drive and Water Works Lease Payments and Deposit Recap report shows that all lease payments have been 100% collected for Clarion. They haven't billed the police boat until they get their grant. The total lease amount due was \$15,150 and they collected a total of \$13,650 for Clarion, of which some of this money was collected in 2017. He explained the Street-End/Submerged Land/Riverside Lease Payments also have been 100% collected. The monthly recap of lease deposits for 2018 total \$19,790. To date they have deposited \$45,000 from the docks and the leases.

The Water Works Marina Dock revenue year to date report, showing a comparison to a three year average and last year's revenue was submitted for review to the board. Unfortunately, there has been no income this year to Water Works at this point. The three year average is \$1,671. The same is true at McGarvey's to this point, but the three year average is \$633.33. However, the South Street Launch Ramp revenue to date totals \$2,679, with a three year average of \$2,222.33.

He explained that McGarvey's verified their boat night dates which will start May 9 (Wednesday), and will continue through September. They also added the second Tuesday of the month starting in June, so it will be an additional \$100 for the Port.

T. Sommer MOVED; D. Miklos seconded to accept the financial reports as submitted. Roll Call Vote 5 YEAS. **MOTION CARRIED**.

PORT OPERATIONS REPORT:

B. Yancar provided the board with his activity report as of May 9. He said they have a great team and it's a pleasure working with them all. P. Corogin said B. Yancar has done a nice job assembling them.

He reported that Ahner Fabricating and Sheet Metal completed the repairs at Water Works. He spoke with David Phillips at Valley Harbor and he is ready to install it. He received noticed that the Kiosk roof at Water Works is ready to collapse, so B. McCarthy rebuilt the entire thing. P. Corogin said that Fran and Harmon Chapman have been doing all the flower beds at Water Works for a couple years and it's really nice. R. Strauss asked what the sandstone cap repair was about and B. Yancar said there was damage to the sandstone cap possibly done by a car that needs patched. He said as a side note, as of today all of the backflow preventers were tested.

He reported that all pedestals were reinstalled at McGarvey's and they are operational. He addressed the kayak dock at South Street Ramp which is currently at Valley Harbor being assembled. The dock seems to very stable. They will secure the Trencher for power/water lines for kayak dock and the electric/water installation will be reviewed with Chris from Water Plant. He said that Mary Hoholski is taking care of the advertising, events, and donations for the kayak dock. P. Corogin said she has done an exceptional job and she needs to be recognized at the kayak dock dedication. B. Yancar said M. Hoholski coordinated events with the web administrator so he can put links with regards to the kayak dock events on the city website. The area by the kayak dock will be cleaned out and he would like to spread stone in the area once he makes sure they have the available funds. They plan to have the dock operational by May 18.

D. Miklos asked for an update on the cameras. B. Yancar said the cameras are ordered and they sent in half the payment.

B. Yancar said Clarion is 100% leased out and 100% painted; all docks posts have been installed. Only thing remaining is the sidewalk repair which is still on the list as it's not a danger, but merely cosmetic.

B. Yancar said the schedule of events have been communicated to the Chamber of Commerce and Main Street Vermilion.

Mayor Forthofer said he switched IT services from Joe Pinter to Dale Reising and he passed the question along about the VPN and D. Reising didn't think the VPN at this time was necessary because nobody is working from home. However, when B. Yancar goes into the off season then the VPN will be on again but they will need to purchase licenses which are around \$50. B. Yancar said they need the ability to tie in the cameras to the VPN.

Brian Carrick asked the Port Authority if they can still accommodate the crazy craft and B. Yancar assured him they could.

B. Yancar reviewed advertising as the Vermilion Photojournal is requesting the Port to run a quarter page advertisement for \$475 in the Tourist Guide. This was the amount the Port paid last year. However, after researching this, he found they were invoiced \$375. He felt they should run the ad, but he will push for the \$375.

D. Miklos MOVED; P. Corogin seconded to authorize Bill Yancar to run the ad and to see if he can negotiate the price. Roll Call Vote 5 YEAS. **MOTION CARRIED**.

Water Works Marina – Clear Well Wall Issue:

There is run off from the top of the clear well through 13 alternating 4" and 6" ports; open north facing roof end and north end elevated lawn area, all drains to the lower flower beds, table staging area behind Pavilion and flat lawn areas where grills are located. The excessive amount of runoff causes large ruts at the base of the wall where the ports exit and excessive saturation making the upper area unusable for tables. There is damage to the flower beds and it kills the grass; allowing entire area to become a weed bed. There is standing water and excessive saturation in the lawn area making it unusable for grilling. The water plant will resolve some initial problems and they will take the Port's proposal to the service director to see what the city can do to help them. He presented two proposals which include: Proposal #1 – Close off all 4" ports; channel 6" ports to 90 degree elbows then through plastic pipe vertical (7 vertical lines down) to the base of the wall, where a trenched line directs runoff to #57's under walkway through trenched line or lines on either side of the Pavilion. Proposal #2 – Close off all 4" ports; channel 6" ports to 90 degree elbows through plastic pipe vertical down far enough to create a fall sufficient for flow to a single vertical line located at the north side of the Pavilion that would be trenched to the #57's under the walkway. There would be no trenching along wall. The port members reviewed both proposals and recommended the following:

D. Miklos MOVED; T. Sommer seconded to recommend Proposal #2 addressing the Water Works Marina Clear Well Wall issues. Roll Call Vote 5 YEAS. **MOTION CARRIED**.

D. Miklos MOVED; T. Sommer seconded to approve the reimbursement of expenses submitted by Bill Yancar in the amount of \$598.59. Roll Call Vote 5 YEAS. **MOTION CARRIED**.

R. Strauss MOVED; D. Miklos seconded to approve the reimbursement of expenses submitted by Bill McCarthy in the amount of \$497.67. Roll Call Vote 5 YEAS. **MOTION CARRIED**.

OLD BUSINESS:

G. Fisher said she had the question posed to her from a resident if the Port Authority was doing anything about the rusted bolts on the water tower. R. Strauss said he looked at it and it didn't seem to be that bad but they had talked about sandblasting them and putting a coating on them. P. Corogin said if residents are concerned they are more than welcome to attend a meeting.

ADA Restroom Building:

B. Carrick said they are still working on this and will report at another meeting.

NEW BUSINESS:

Bill McCarthy reported there is a potential shallow spot around the boat club and they are picking up 4' on their depth sounders and the water is about 1 1/2' higher than normal and they could have a problem with sail boats. They will take some soundings hopefully this weekend. P. Corogin said the Lagoons hired NGW Industrial and they will be doing 500 cubic yards very soon as the Lagoons did some soundings at their entrances.

Brian Carrick asked the Port Authority if they were willing to sponsor the Crazy Craft again this year.

P. Corogin MOVED; T. Sommer seconded to sponsor the Crazy Craft for 2018 at an amount not to exceed \$100. Roll Call Vote 4 YEAS; 1 ABSTENTION (Carrick). **MOTION CARRIED.**

EXECUTIVE SESSION:

T. Sommer MOVED; D. Miklos seconded to adjourn into executive session to discuss personnel matters relative to discipline. Roll Call Vote 5 YEAS. **MOTION CARRIED.**

ADJOURNMENT:

P. Corogin adjourned the regular meeting after conclusion of Executive Session.

NEXT MEETING:

June 14, 2018 @ 6:30 pm; Meeting Place - Ramp Office, 777 W. River, Vermilion, OH