

VERMILION PORT AUTHORITY

September 13, 2018 - 6:30pm @ Vermilion Municipal Complex, 687 Decatur, Vermilion, OH

Roll Call: P. Corogin; R. Strauss; D. Miklos; B. Carrick. Excused: T. Sommer

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

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P. Corogin called the September 13, 2018 meeting to order.

APPROVAL OF MINUTES:

D. Miklos MOVED; R. Strauss seconded to approve the minutes of August 9, 2018. Roll Call Vote 4 YEAS. MOTION CARRIED.

CORRESPONDENCE/OPEN (Audience) DISCUSSION: No discussion.

FINANCIAL REVIEW:

B. Yancar reported the finance department closed two months and they are current up to the end of August. He provided two Statements of Cash from Revenue and Expense for July and August to the port members. They have an ending balance as of July in the amount of \$34,302.68 and the net revenue year to date is \$119,467.47, and the net expenses are \$82,531.03. The 411-capital account has no net revenue and the net expenses are \$11,347.63, which include repairs to Water Works Marina, the kayak facility, new radios, etc. At the end of July, they show a deficit of \$239.62. In August, the net revenue year to date is \$143,164.73 and the net expenses is \$109,760.93, leaving an ending balance of \$34,663.41. The Port Authority Capital Fund net revenue year to date is \$2,406 with an ending balance of \$1,914.40. He noted he made two deposits into fund 411 from duck dash revenue. The 411 fund should end up with around \$3,000 by year end.

P. Corogin asked if they are on target of closing everything up by November 15 and B. Yancar said yes. He said they will need a compressor and their source was Ohio Rental which is now gone, so he will research other rental places to get the best price.

B. Yancar addressed the Special Events, Donations & Miscellaneous Revenue Deposit Log and noted they received \$500 from the Police Department for barge repairs and deposits were made from the duck dash event.

Pursuant to the Deposit Recap Sheet, B. Yancar noted that \$136,676.89 was generated from all transient docks, including the Sandusky Bay rent and event money. His last deposit was made on September 10. The Monthly Recap of Lease Deposits spreadsheet shows a total lease revenue of \$21,290.00 and all other revenue totaled \$136,676.89, leaving a grand total revenue of \$157,966.89.

B. Yancar reported on the following dock revenue for 2018 compared to three-year averages and last year's revenue for the following: Water Works Marina dock revenue year to date totals \$39,250.05. In August, they received \$11,469.70 with a three-year average of \$42,459.81, so they are down 7.56% according to the three-year average. The McGarvey's Landing dock revenue year to date totals \$16,461.33. In the month of August, they received \$4,945.50 with a three-year average of \$16,461.33, so they are down about 19.91% according to the three-year average. The South Street Launch Ramp dock revenue for the month of August totaled \$4,225.00; total revenue year to date is \$26,719.00 – three-year average of \$22,137.33, so they are up 20.70 percent. He said they haven't heard anything about Charter boats coming into town.

D. Miklos MOVED; P. Corogin seconded to approve the financials as presented. Roll Call Vote 4 YEAS. MOTION CARRIED.

### PORT OPERATIONS REPORT:

B. Yancar provided the board with his activity report as of September 13. He noted as a reminder that this weekend is Duck Dash and they are looking at a potentially nice day as this is their big fundraiser. P. Corogin said as the weather started to deteriorate they responded quickly to cancel the event and reschedule which was a good call.

B. McCarthy said that Dale ran the cable to the kiosk for the router and they got three bars, so there was no reason to run it to pedestal #1 by Quaker Steak and Lube.

D. Miklos MOVED; R. Strauss seconded to not move forward with running cable to pedestal #1 at McGarvey's Landing. Roll Call Vote 4 YEAS. MOTION CARRIED.

B. Yancar said he knows they are not anxious to put signs everywhere, but they are experiencing multiple kayakers and boarders launching at Water Works and McGarvey's Landing and it seems the word is out that it's acceptable to do this. Although they are not fans of signage, they may want to consider putting something up as a deterrent. He said the kayakers are taking up all the parking spaces at Water Works. He said there is room on one post to put up a sign. D. Miklos asked if they are trying to avoid the \$3.00 fee and B. Yancar said yes, and they have sent them down to the beach to launch as this is acceptable.

B. Yancar said as a wish list item he would like to see them investigate a Kayak/Canoe storage for their season kayakers who may want to rent a space.

P. Corogin said they should schedule a work session to discuss and plan a restroom facility. However, he noted there are preliminary conceptual sketches prepared for the Parks Board to review a restroom facility at Main Street Beach in the future. He said they may get some traction through the Parks Board, so this might give the Port Authority some ideas, so they are not reinventing the wheel. P. Corogin asked them to give the Parks Board a week or two to review the conceptual plans. He said he and Bill McCarthy visited the Huron Boat Basin to look at their restrooms, which are nice. They have individual showers with an interior lock and nature stone which is made of non-slid material. He said they are thinking they all can visit the boat basin and take a tour. B. Yancar said their showers are unisex and they have female/male bathrooms. P. Corogin said they could possibly meet this weekend or after the Duck Dash to start discussing this issue.

B. Yancar said he and P. Corogin visited Power Boats to see what security system they have, so they could use that as a blue print since they aren't happy with what the city offered. He said Power Boats has 19 cameras located throughout their facility which they don't feel is enough. To expand, they need to have additional cameras. Their cameras are all hard-wired and they have two separate systems and there are pros and cons with their systems. Functionality seems technical because they haven't figured out how to print a picture of anything; their system came with no training manuals. Their resolution isn't very good. He said the Port's camera is better than what they have, except when it comes to the zoom capabilities. B. Carrick said this might come down to the software and not necessarily the camera per se. P. Corogin said their system is a stand-alone system and the new system is integrated with their internet, so they have had some slow down. They have limited the number of cameras they monitor for the members that are involved. In conclusion, they know it will be expensive especially getting down to Water Works. B. Yancar said maybe they can sit down with the supplier to tell them what they would like that would satisfy them. D. Miklos said it seems to him that they can piggy back a camera back to South Street because the city is now wired. P. Corogin said they should put a sketch together of every area and design of what they want to have for all the areas, then they can talk

with the mayor on what they need to see if they can get into the existing system, but they need cameras that work better for them. D. Miklos said the Port Authority paid for the camera's, so they should be able to move them. P. Corogin felt they needed a better camera capacity. B. Yancar said they have no monitoring of their parking lot at the South Street ramp with the new camera and D. Miklos felt they should move the camera. B. Yancar said a motion would need to be made to move the camera and D. Miklos thought they already made a motion to this regard. P. Corogin said next year's budget looks better as payments will be dropping off and allowing them additional cash flow. B. Yancar likes the idea of mapping out a plan so they know what they need. D. Miklos asked if they could go back to the camera manufacturer for training especially if this is a software issue. B. Yancar said he could go through Dale and ask him if this is something they can do. P. Corogin recommended B. Yancar laying out what they need and take it to the Mayor for further suggestions, and to see if they can get additional training so they don't go through another season without proper camera footage.

The board addressed watering the flowers/planters and the best way to handle this.

R. Strauss asked if people would rent space for a storage rack. B. Carrick asked how the insurance would work on a storage rack for kayaks/canoes. P. Corogin asked if somebody asked for a storage rack and B. Yancar said he did have inquiries. P. Corogin asked him to research this.

P. Corogin said October will be the last month to meet as November will be the end of season and said B. Yancar has done a good job on watching his labor costs. D. Miklos said they have done an excellent job with the capital expenditures and rolling out the new facility.

B. Yancar noted that he advised the mayor they would like to upgrade/update their signage.

In closing, the board discussed the Duck Dash event, duties and manpower.

#### ADJOURNMENT:

D. Miklos MOVED; B. Carrick seconded to adjourn the meeting upon no further discussion.  
Roll Call Vote 4  
YEAS. MOTION  
CARRIED.

#### NEXT MEETING:

October 11, 2018 @ 6:30 pm; Meeting Place – Ramp Office, 777 W. River, Vermilion, OH