

**LORAIN PORT AUTHORITY
Board of Directors
Grounds Maintenance & Capital Improvements Committee Meeting
Tuesday, September 10, 2019**

Committee: Mrs. Cook; Messrs. Bansek, Davila and Nielsen (Mr. Zellers was absent)

Board Members: Messer's Kuszniir, Mullins, Sommers and Zgonc

Staff: Tom Brown, Executive Director
Tiffany McClelland, Economic Development Director
Yvonne Smith, Accountant
Kelsey Leyva, Office Manager
Mike Brosky, Attorney (6:52 p.m.)

Guests: None

I. Roll Call

- A. The committee meeting was called to order at 6:30 p.m. by Chairman Carl Nielsen. Roll call indicated a quorum present.

II. Report of Chairman

- A. Victory Park: We finally have ownership of the park. Mr. Nielsen said he and Mr. Brown have shared some ideas. He wants the committee to explore the options and set a game plan. His target date is Memorial Day to have it up and running and ready to go. There are a few old trees on the property and leaning a utility pole. Mr. Nielsen wants to bring in the veterans' council to see what they would like in the park. We are custodians of their memorial park. Mr. Brown walked site with a few specialists, including a tree company. He believes he has a good quote to remove two crab apple trees. There is a twisted maple in the middle of the park they don't think is safe. It will be removed and stumped out. A tree in tree lawn will be removed and stumped out. There is already one stump in the tree lawn. The city may take out one tree to save some money. There are two pines and a maple toward the rear of the site. Mr. Brown recommends trimming those for now. They'll still provide some coverage of the building and then we can reassess later. Mr. Nielsen asked about

the recommendation from the tree specialist. Mr. Brown said Brian with Tree Pro thought the pine trees were healthy. Mr. Nielsen said mature pine trees tend to fall easily in high wind. Mr. Brown said he'll have Brian come back out, but he didn't want a repeat of Oakwood Park where we take out all of the trees and have the community upset. The first quote for the trees described was reasonable. Mr. Brown wants to move forward with that and then reassess. The sidewalks are in. First energy will look at the leaning pole next week. He hopes to have the pole moved or put underground. Mr. Nielsen said underground would be ideal. Mr. Brown said he believes there are two spotlights on the monument and possibly one streetlight in front of the "V" powered by the pole. We will see what First Energy's thoughts are. Mr. Nielsen said the next piece is reaching out to the veterans' council. Mr. Brown thinks reaching out to the veterans' groups is a good, but other work is also needed. The flagpole will need replaced. It's leaning and not lit. It's an old hollow pole that's been welded before. MTC Horticultural Services also met today at the site to talk about refreshing the flower bed. Ideas included elevating the bed and maybe creating a triangle bed to match the contours of the park. They'll still leave plenty of space for other items or flowers to be added. Mr. Bansek asked if a meter was on the pole. Mr. Brown said yes. We haven't been sent a bill, but we mowed the property all year when the city still owned it. Mr. Brown later wants to add an ornamental, nice-shaped tree. It won't get too big. He wants to get the grass growing better, too, and weed and feed. Mr. Bansek asked if the trees would be done before winter? Mr. Brown said there is money left in capital that hasn't been used and he would like to tap into that to get some projects done. It's good fall and winter work so the site can recoup. Mrs. Cook moved to advance to the full board. Second by Mr. Bansek. Motion carried. Mr. Davila asked if the vets should help maintain the site. Mr. Nielsen said no. Mr. Brown said encouraged working with them for projects, events and fundraisers, but not for day-to-

day maintenance. Mr. Nielsen said we want to include them in every decision on the park.

- B. 2019 Grounds Report:** Mr. Brown said we did a lot of different bed improvements and replacements last year at Black River Landing. The site held up pretty good in 2019. With the festivals and concerts, the site experiences some wear and tear. There are some seeding issues and some of the turfed-up areas that didn't take last year. MTC is going to correct that this year. Along walking patch close to the water are bushes that grown to where it closes in on the path. We don't like it from a security standpoint or a visual aspect. MTC walked the area today and identified two nice trees in overgrown bushes. Everything but the trees will be eliminated. It'll provide a clear view to the water. People walking through there won't have to worry if someone is in the bushes. We'll have two trees on the bluff and grass growing down the pathway. Second item is in front of the stage. No matter how many times it's been reseeded it doesn't take. Too many people stand on it each season. Ms. McClelland had the idea to wait until the end of the season, measure it out and then add concrete. It would be about a 15-foot extension. Mr. Brown said he will get quotes. Mr. Mullins asked about the pavers we previously had. Mr. Brown said they were donated to the city streetscape and would have been more expensive. Mr. Davila asked about turf grass. Mr. Brown said he likes turf, but it is expensive and would receive a lot of wear and tear. Concrete would be a long-term solution. Another item is once the Caboose is refurbished and moved onto the sight closer to the Train station, we will then need to add fencing and maybe lighting. This will be an expense down the road. The fencing will match black metal fence around the site. We'll also add some signage that says to keep out unless open. Any type of static display needs some type of barrier. The other item that has come up down toward the south end of the site is possibly brush hogging the first 10-12 feet of the top of the bluff. This would enhance the view of the water. The ODNR work is beautiful and Mr. Brown wants to brush hogg a

little deeper to open it up. He will be getting quotes. Mr. Nielsen said Mr. Rick Novak did that years ago. Mr. Brown said the hill was redone at that time under a city grant. Mr. Brown said we can brush hogg some of that, but there are a lot of trees. It will come down to budget and priority. He plans to present again after receiving a few quotes. At the 14th street launch, we will need to get estimates to crack seal and coat the parking lot. Other than that, Oasis will take over and create a game plan. We are also doing the parking lot at the marina, too, and the gangplanks at Riverside Park. One or both of those projects may come out of the 2019 capital budget. Lastly, Mr. Brown said the stage top received a few repairs this year. We will use it again in 2020. He solicited a few preliminary proposals and received two of three quotes back for a new stage top. This will likely go to the Strategic Development Plan Committee. Mr. Kuszniir reached out to Mr. Brown about having a strategic meeting to discuss the stage and properties. Lakeside Landing is pretty good. Mr. Brown said the Lorain County Metro Parks bike path will enter Lakeside Landing and terminate at the Mile-Long Pier. Our flagpoles and possibly our signs at the top of the hill might be moved slightly if we grant the easement. Mr. Mullins asked where it would go. Mr. Brown explained it cut through Longfellow Park into Century Park, down East Erie to Colorado Avenue and then to Lakeside Avenue. Mr. Nielsen asked if we had any say as far as where the path crossed our property. Mr. Brown said we can object, but he just got the preliminary drawings today. We would have to make an easement. Mr. Brown said he believed the bluff clearing at Lakeside was done well last year. We want rubber mulch at Riverside Park. A grant cycle is coming up with ODNR again. May reapply for boardwalk and adaptive kayak launch. Mr. Nielsen asked about extending the Black River Landing dock. Mr. Brown worries about more maintenance with adding more dock space. Mr. Nielsen and Mullins think additional dockage may be needed in the future. Mrs. Cook clarified each person on the boat pays to get into the concert. Mr. Brown said yes. An unrelated matter is litter

We're part of a county grant to get cigarette butt receptacles. They'll have a county sticker and will be mounted on poles throughout the site.

- C. Possible 2020 Projects: Mr. Brown said the stage top discussion will go to strategic. Mr. Mullins asked if the plan was to go permanent. Mr. Brown said yes. Mr. Mullins asked about cost of permanent. Mr. Brown said we pay for the cost of cleaning, installation, removal and storage each year. If you amortize that out, go after state capital budget money, sponsorships. Mr. Brown said he believed we have a really good story to tell and there are opportunities to find some funding. Ms. Leyva said re-stitching costs \$6,500 and brand new \$46,225 with additional charges for the logo. Mr. Nielsen asked about the age of our current stage top. Ms. Leyva said it's 10-12 years old. Mr. Mullins asked for an estimated figure. Mr. Brown said if you want to do it right, he sees it being a \$1 million project. There would be a green room, protection from weather, permanent rigging for lighting and sound. We could research the charge to install lighting and sound for each show and then we charge for that accordingly. It could make it more affordable for promoters. Mr. Mullins asked if we would seek larger acts. Mr. Brown said he isn't saying no, but he wants to establish the site and explore the options. That's why he wants it to go to strategic so we can think about it. Mr. Nielsen said we also pay for repairs on top of storage and everything else. Mr. Brown thinks closing it in is a good idea for security, too. It depends on what we want. Mr. Bansek wants it to be unique, too. Mr. Brown would love for people to visit the stage even when nothing is going on. He sees this as a great chance to be creative.

- D. Steel Components Painting Quotes: Mr. Brown said he was asked to find an expert, which proved to be a challenge. We got ahold of Pat Pijor and had him take a look. He worked for ODOT for 30 years. Mr. Pijor went through the proposals and thought Reardon's Painting was best because of their detailed description of the prep work. Mr. Pijor said that is the most important part. He had a question about the coating, but Reardon provided an answer and showed where it was located in his proposal. Although Mr.


Pijor said he's typically weary of the lowest bid, he said he was confident in Reardon's Painting. They were cheapest by about \$10,000. Mr. Brown reached out to Reardon's and they are booked for 2019. He asked them to re-prepare the quote for the spring. Mr. Reardon was happy to do so and added \$2,500, which is still cheaper than the other quotes. The total is \$39,500. Mr. Nielsen asked if the project needed to be rebid due to the change in timeline. Ms. Leyva explained the process was an informal request for quotes, so no rebidding is needed. Mr. Brosky confirmed. Mr. Nielsen said he believed the recommendation to move forward should come through the contract committee. Mr. Brown said he would report under the contract section being the regular meeting.

III. Other Business


- A. None.

IV. Adjournment

- A. There being no further business to come before the Grounds Maintenance and Capital Improvements Committee, Mr. Bansek moved to adjourn. Mr. Davila. seconded the motion. The motion carried and the meeting adjourned at 7:02 p.m.



Carl Nielsen, Chairman



Tom Brown, Executive Director