

Sand Beach Conservancy District

January 18, 2024

The meeting was called to order by President Tim Clapp at 7:00 p.m. at Carroll Township Hall.

Board Members present: President Tim Clapp, Vice President Ted Behnken and Director Thomas Schank and Sara Hanselman Secretary/Treasurer.

Motion to approve the December 21, 2023, meeting minutes by Ted Behnken and seconded by Tim Clapp. Approved.

Motion to approve the treasurer's report by Ted Behnken and seconded by Thomas Schank. Approved.

Motion to approve 5 invoices presented by the treasurer by Ted Behnken and seconded by Thomas Schank. Approved.

Motion by Ted Behnken and seconded by Thomas Schank to keep the appropriations the same as 2023 with the total of \$134,448.95 allocated. Approved.

Committee Reports:

Breakwaters and Off Shore Protection: Our request is pending along with multiple requested projects nationwide seeking funding from the Army Corp of Engineers. Selection and funding decisions by the Army Corp will occur later this year.

Unsolved projects:

1. 12th Street steps tabled till April.
2. Good Clay to fill in holes around marsh tabled till April.
3. 9th street access tabled till April.
4. Place concrete blocks in area along Dyke Road tabled till April.
5. Set two blocks on 2nd street tabled till April.
6. Toledo Edison dredging of property tabled till April

New Business

1. **Motion** by Thomas Schank and Ted Behnken seconded to nominate Tim Clapp for President for the year of 2024. Approved.
2. **Motion** by Thomas Schank and Tim Clapp seconded to nominate Ted Behnken as Vice- President for the year of 2024. Approved
3. **Motion** by Ted Behnken and seconded by Thomas Schank to hire S J Hanselman Consulting for the year of 2024 as Secretary/Treasurer. Approved.
4. **Motion** by Tim Clapp and seconded by Thomas Schank to request \$60,000 for 2023 assessments. Approved.
5. **Motion** by Thomas Schank and seconded by Ted Behnken to approve the inventory list with minor changes. Approved.
6. **Motion** by Thomas Schank and seconded by Tim Clapp to hire Jeff Stopar of Semro & Henry for legal counsel for the year of 2024. Approved.
7. **Motion** by Ted Behnken and seconded by Thomas Schank to hire Gillespie Engineering Firm for the year of 2024 until terminated. Approved
8. Approval of mowing contract tabled till April 2024.
9. **Motion** by Ted Behnken and seconded by Thomas Schank to share expenses with Sand Beach Association on major storm clean up. Approved.
10. The Board wishes to thank **Bill Maloney** for his 20 years of service to the District and wish him a retirement of years of rest and relaxation.

Motion by Thomas Schank and seconded by Tim Clapp to adjourn the meeting. Approved. Next meeting will be April 18, 2024.

Respectfully Submitted: Board of Directors

Tim Clapp – President Ted Behnken –Vice President Thomas Schank –Board

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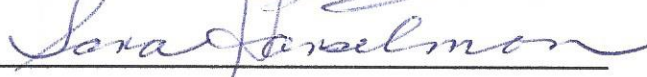
tschank@roadrunner.com







Sara Hanselman –Secretary-Treasurer



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Sand Beach Conservancy District

April 18, 2024

The meeting was called to order by President Tim Clapp at 7:00 p.m. at Carroll Township Hall.

Board Members present: President Tim Clapp, Vice President Ted Behnken and Director Thomas Schank and Sara Hanselman Secretary/Treasurer.

Motion to approve the January 18, 2024, meeting minutes by Ted Behnken and seconded by Thomas Schank. Approved.

Motion to approve the treasurer's report by Thomas Schank and seconded by Ted Behnken. Approved.

Motion to approve invoices presented by the treasurer by Thomas Schank and seconded by Ted Behnken. Approved.

Committee Reports:

Breakwaters and Off Shore Protection: The Board received a report that the Army Corp of Engineers had made its selection of Section 205 projects for the year including six (6) projects nationwide but none were for Lake Erie. Only \$12 million dollars were allocated to all Section 205 projects.

The Board's Section 205 Request remains in the queue of such projects in the future.

Unsolved projects:

1. 12th Street steps - tabled
2. Good Clay to fill in holes around marsh - tabled
3. Place concrete blocks in area along Dyke Road - tabled
4. Set two blocks on 2nd street -tabled
5. Toledo Edison dredging of property – A Board member will talk to them
6. **Motion:** Thomas Schank and seconded by Ted Behnken made the motion to hire Matt Heintz to mow twice, with the use of a flieoe guard. Approved

New Business

Brad Conner, President of the Group and Green Cove Resort 5, presented figures of the dredging costs to dock owners. He had questions about the Conservancy and how they are financed etc. Director Ted Behnken explained the creating of

the marina from the beginning and the sand and mud in the channels. He explained the purpose of the pumps and that no sand or silt is pumped into the channel.

Board of Appraisers – The Board discussed the absence of a currently appointed Board of Appraisers as required by Ohio Revised Code Section 6101.28. The Board agreed that although no unique project currently under consideration requires an appraisal, efforts should be made to identify qualified persons willing to serve on such Board of Appraisers. **Motion:** Thomas Schank made a motion to sort out a way to find what kind of appraisers and to find qualified appraisers for the Board of Appraisers. Seconded by Ted Behnken. Approved

The Board informed the Sand Beach Association that the removal of trees from the Dike Road area belong to the Black Swamp and to contact Bob Crane for further assistance.

The old document shredding was tabled to next meeting.

Sand Beach Association requested financial assistance for the staining of the walkways. **Motion** by Ted Behnken and seconded by Thomas Schank to authorize up to \$250 for stain for the walkways. Approved.

A Sand Beach owner, Eric Schiefer, presented blue prints of building a home and drainage on his property on 4th street.

Motion by Thomas Schank and seconded by Tim Clapp to adjourn the meeting.

Approved. Next meeting is scheduled for June 20, 2024.

Respectfully Submitted: Board of Directors

Tim Clapp – President
419-356-4514

Ted Behnken –Vice President
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Thomas Schank –Board
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Sara Hanselman –Secretary-Treasurer
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Sand Beach Conservancy District

June 20, 2024

The meeting was called to order by President Tim Clapp at 7:00 p.m. at Carroll Township Hall.

Board Members present: President Tim Clapp, Vice President Ted Behnken and Director Thomas Schank and Sara Hanselman Secretary/Treasurer.

Motion to approve the April 18, 2024, meeting minutes by Ted Behnken and seconded by Thomas Schank. Approved.

Motion to approve the treasurer's report by Thomas Schank and seconded by Ted Behnken. Approved.

Motion to approve invoices presented by the treasurer by Thomas Schank and seconded by Ted Behnken. Approved.

Committee Reports:

Breakwaters and Off Shore Protection:

No change.

Unsolved projects:

1. 12th Street steps - tabled
2. Good Clay to fill in holes around marsh – tabled
3. Document shredding: **Motion** by Ted Behnken and seconded by Thomas Schank to destroy all old paper documents from 2010 to 2020. Approved.
Treasurer to get quote from UPS store.

New Business:

1. Board of Appraisers: Board member to get names of appraisers that have experience with flood damage appraisals.
2. Walkways: All walkways need to be replaced. **Motion** by Ted Behnken and seconded by Thomas Schank to have all Board members reach out to contractors, get quotes, to do the work. Approved.
3. **Motion** by Ted Behnken and seconded by Thomas Schank to convey the Westside 4th Street crossover drain to the Sand Beach Association.
Approved.
4. Lake Erie tree service to be contacted and get quotes to remove 3 fallen trees in marsh along Harris Harbor.

5. Thomas Schank to follow up with attorney about the Annual report and Assessment to the Judge.

Next meeting is scheduled for August 15, 2024.

Motion to adjourn by Ted Behnken and seconded by Thomas Schank. Approved.

Respectfully Submitted: Board of Directors

Tim Clapp – President
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Ted Behnken –Vice President
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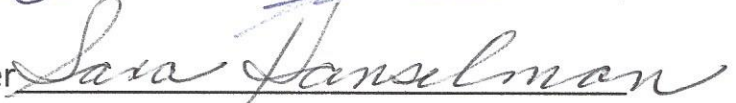


Thomas Schank –Board
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Sara Hanselman –Secretary-Treasurer
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Sand Beach Conservancy District

August 15, 2024

The meeting was called to order by President Tim Clapp at 7:00 p.m. at Carroll Township Hall.

Board Members present: President Tim Clapp, Vice President Ted Behnken and Director Thomas Schank and Sara Hanselman Secretary/Treasurer.

Motion to approve the June 20, 2024, meeting minutes by Ted Behnken and seconded by Thomas Schank. Approved.

Motion to approve the treasurer's report by Thomas Schank and seconded by Ted Behnken. Approved.

Motion to approve invoices presented by the treasurer by Thomas Schank and seconded by Ted Behnken. Approved.

Committee Reports:

Breakwaters and Off Shore Protection:

Motion by Thomas Schank and seconded by Ted Behnken to table till January 2025. Approved

Unsolved projects:

1. **Motion** by Thomas Schank and seconded by Ted Behnken to allocate \$1000 at first try on crossover on 12th street to beach. Approved
2. **Motion** by Ted Behnken and seconded by Thomas Schank to allocate \$5000 to dirt fill and leveled in holes along marsh. Approved.
3. **Motion** by Ted Behnken and seconded by Thomas Schank to hire VRC (Vital Records Control) Toledo to shred old records at the bid of \$128.95. Approved.

New Business:

1. Board of Appraisers—no progress tabled
2. Walkways expenditure quotes—tabled
3. Tree removal in marsh—Board member, Ted Behnken, is to get quotes from Lake Erie Tree Service.
4. Second street rip rap stone quote was received by Larry St Clair.

5. **Motion** by Ted Behnken and seconded by Thomas Schank to allocate \$5000 to restore Sand Beach Drive from 7th to 9th, clean up 8th to Division and public access on 8th Street to Beach. Approved

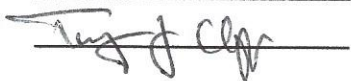
Next meeting is scheduled for October 17, 2024.

Motion to adjourn by Ted Behnken and seconded by Thomas Schank. Approved.

Respectfully Submitted: Board of Directors

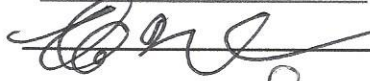
Tim Clapp – President
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Ted Behnken –Vice President
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Thomas Schank –Board
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Sara Hanselman –Secretary-Treasurer

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Sand Beach Conservancy District

October 17, 2024

The meeting was called to order by President Tim Clapp at 7:00 p.m. at Carroll Township Hall.

Board Members present: President Tim Clapp, Vice President Ted Behnken and Director Thomas Schank and Sara Hanselman Secretary/Treasurer.

Motion to approve the August 15, 2024, meeting minutes by Ted Behnken and seconded by Thomas Schank. Approved.

Motion to approve the treasurer's report by Ted Behnken and seconded by Thomas Schank. Approved.

Motion to approve invoices presented by the treasurer by Thomas Schank and seconded by Ted Behnken. Approved.

Committee Reports:

Breakwaters and Off Shore Protection: Tabled till January 2025

Unsolved projects:

1. 12th Street steps- Discussion on Metal steps..Tabled to next meeting **Tom Shank noted we allocated \$1000 to buy them, but no motion to buy them Discussion on Need and on approval. Request to Discuss at Association meeting to SBA President.**
2. Board of Appraisers- Tabled to next meeting
3. **Motion** by Thomas Schank and seconded by Ted Behnken to allocate \$4,000 to hire St Clair Excavating to fill low spots at various spots along the marsh to build up right of way at \$200 per load (approximately 10 loads) and leveling dirt at \$100 per hour (approximately 3 hours). Approved
4. The tree removal quote to Thomas Schank was a verbal of \$800. The President of the Sand Beach Association said he would look at the invoice from Great Lakes Tree Removal to see if some of those dollars were allocated from the SBCD. **No motion was approved. Tabled to next meeting.**

1. **Motion** by Ted Behnken and seconded by Thomas Schank to authorize up to \$10,000 to Westlick Landscape or any other contractor to replace wood on First Street and Third Street decks. Approved.
2. The Secretary was instructed to send an email message to Sand Beach owners a notice of the meeting one week prior. In that notice to advise owners of the agenda posted 24 hours prior to meeting on the web page under Agendas.
3. **Motion** by Ted Behnken and seconded by Thomas Schank to move the SBCD web page and all data to Word Pressed Hosting Services by January 2025 at the cost of \$400 per year. Approved.
4. **Motion** by Ted Behnken and seconded by Thomas Schank to revise the assessments for tax bills coming out in January 2025 to \$35,000. Approved.
5. **After a lengthy discussion Ted Behnken withdrew the motion made at the August Board meeting to remove vegetation and do filling on the Sand Beach Road and 8th street right of way.**

Discussion occurred on what area is being maintained by the SBCD and the Sand Beach Association. The area being driven on is not owned by the SBA, and is owned by the owner of the marsh, and there is no easement.

The cost to clear the road is \$3500, plus dirt and leveling, \$5800 to fill the low area which is impassable. Tom asked Dan Schlagter, President of Sand Beach Association, to voice his opinion, which he stated all of his family is behind not doing it. Schlagter is opposed to it do since it could affect wildlife, and potentially affect his personal real estate.

The Sand Beach Association approved this project at their last meeting.

Tom Schank asked how the association was made aware of the project. Tom expressed that we only have 2 mandates to spend money, ie: Shoreline erosion and flood prevention. Director Clapp and Behnken disagreed with this interpretation. Director Schank stated that filling low areas is not in our original mandate. Paul Strouse, President, states that we do not have rights other than for flood structures. Director Clapp and Behnken disagreed.

Director Schank stated he was distressed that 2 board members would attend a meeting without discussion ahead of time. Director Clapp and Behnken disagreed, and stated it was clearly brought up at the prior District meeting, and voted on to approve money. Director Schank stated that consent of the land owner is not required, but pleased that we asked for permission ahead of the work. Director Schank stated he believes there is no need to do this work, and Director Behnken stated that having a secondary exit from the beach would enhance public safety. Director Clapp stated roads were removed many times during flooding, and a secondary exit would be appropriate for public ingress and egress. Director Behnken asked Mr Schlagter if he would have an objection to filing about 30 feet of the old road, as an alternative, which is currently very wet and unpassable.

After extensive discussion, Motion by Director Behnken withdrawn at this time. Director Clapp agreed. Project tabled.

Motion by Thomas Schank to hire a qualified expert hydrologist or engineer experienced in natural water flow to inspect the area and provide a report to the Board regarding what action if any should be taken on that item. The Motion was not seconded. **(failed to get a second)**

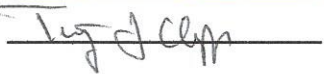
Next meeting is scheduled for December 19, 2024.

Motion to adjourn by Ted Behnken and seconded by Thomas Schank. Approved.

Respectfully Submitted: Board of Directors

Tim Clapp – President
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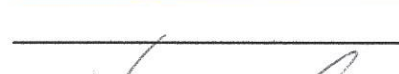
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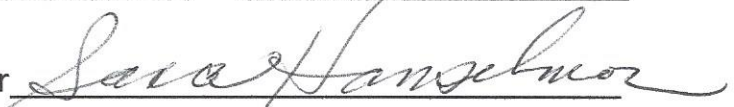


Thomas Schank –Board
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Sara Hanselman –Secretary-Treasurer
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Sand Beach Conservancy District

December 19, 2024

The meeting was called to order by President Tim Clapp at 7:00 p.m. at Carroll Township Hall.

Board Members present: President Tim Clapp, Vice President Ted Behnken and Sara Hanselman Secretary/Treasurer.

Motion to approve the October 17, 2024, meeting minutes by Ted Behnken and seconded by Tim Clapp. Approved.

Motion to approve the treasurer's report by Ted Behnken and seconded by Tim Clapp. Approved.

Motion to approve invoices presented by the treasurer by Ted Behnken and seconded by Tim Clapp. Approved.

Committee Reports:

Breakwaters and off shore protection tabled till January 2025

Legal: Tim Clapp introduced Attorney Jeff Stopar, with Semro Henry, Toledo, Ohio, since 1999. He reviewed the Chapter 1601 Ohio Revised code and changes since 1947. After a lengthy discussion the Board requested feedback on several topics:

1. Review and assess purpose of 1992 Easement.
2. Create checklist/procedure for complete bidding of projects.
3. Forward PDF or link to Ohio Attorney General Yellow Book on Open Meetings/Public Records.
4. Email public participation policy.
5. Review Chapter 6101 regarding the Board of Appraisers, and advise whether we need to have one currently and, if so, in purpose/role.

Unsolved projects:

1. 8th Street and Sand Beach Drive tabled till January 2025
2. **Motion** made by Ted Behnken and seconded by Tim Clapp to pay Lake Erie Tree Service \$600 for the removal of trees on Dike Road in the marsh.
Approved.

3. **Motion** made by Ted Behnken and seconded by Tim Capp to rescind a motion made in Oct 17, 2024, minutes for Westlick Landscape to authorize up to \$10,000 to replace wood on First and Third Street decks **and not do the project.** Approved
4. Website update: Contact names and numbers to smooth transition. Dollars were approved for this transition.
5. Vacant director's position: Post cards were sent to 120 Sand Beach owners, articles were posted in The Beacon for 3 weeks, also in the Fremont News Messenger for 5 days. A resignation letter was handed to Judge Winters.
6. **Motion** by Ted Behnken and seconded by Tim Clapp to continue bond insurance on Sara Hanselman/S J Hanselman Consulting as treasurer through 2025 with Hylant at a rate of \$138. Approved.
7. **Motion** by Tim Clapp and seconded by Ted Behnken to give a Bonus of \$500 to Sara Hanselman for all the extra work performed in 2024. Approved.
8. **Motion** made by Ted Behnken and seconded by Tim Clapp to engage in the services of Rod Gillespie to do survey of the steps from First Street through Tenth streets and give a report. Approved.
9. **Motion** by Ted Behnken and seconded by Tim Clapp to set meeting dates for 2025 as January 23, April 17, June 12, August 21, October 23, and December 18. Approved.

Next meeting is scheduled for January 23, 2025

Motion to adjourn by Tim Clapp and seconded by Ted Behnken. Approved.

Respectfully Submitted: Board of Directors

Tim Clapp – President
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–Board

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