

**Dennis Murray called the meeting to order at 5:30 p.m. after the Invocation, given by Naomi Twine, and the Pledge of Allegiance.**

Dennis Murray asked for a **moment of silence in honor and recognition of former Ex-Officio Mayor Leroy Sizemore, Jr., who died recently.**

**The Clerk called the roll and the following Commissioners responded: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine and Dick Brady.**

**City staff present: Aaron Klein – Public Works Director, John Orzech – Police Chief, Rick Wilcox– Fire Chief, Matt Lasko – Chief Development Officer, Angela Byington – Planning Director, Stuart Hamilton – IT Manager, Don Rumbutis – IT, Brad Link – Public Services Director, Hank Solowiej – Finance Director, Trevor Hayberger – Assistant Law Director, Justin Harris - Law Director, Eric Wobser – City Manager and Kelly Kresser–Commission Clerk.**

**Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to approve the minutes of the November 13 meeting and suspend the formal reading. The President declared the motion passed.**

#### **AUDIENCE PARTICIPATION**

Tim Schwanger, 362 Sheffield Way, congratulated the three commissioners who were recently reelected for 2018. The funding source for the Dragons & Bacon Festival is not identified (Consent Agenda Item A) and asked what it will be. The grants (Regular Agenda Items #2 and #3) are funded at fifty and seventy percent respectively and asked how reimbursement works.

#### **PROCLAMATION**

**Naomi Twine read a Proclamation honoring Pastor Curtis Brown who died recently.**

**Greg Lockhart read a Proclamation honoring Leroy Sizemore, Jr. who died recently.**

#### **PUBLIC HEARING**

**Dennis Murray opened a Public Hearing regarding the renaming of a portion of Shelby Street, between Filmore and Pierce Streets, to Ebenezer Crossing.**

Aaron Klein said a petition was received from Ebenezer Baptist Church on August 15 requesting the street name be changed on a portion of Shelby Street between Filmore and Pierce Streets to Ebenezer Crossing. In researching this, the city is required to notify emergency responders and adjacent property owners. There are two properties on the west side of the street, both owned by the church, and one on the east side owned by Firelands Regional Medical Center and these all have Pierce Street addresses. In addition to the city's Police and Fire Departments, the Erie County Emergency Management Agency was notified and no negative feedback was received. If approved, the city will notify the utility companies and adjacent property owners and will then change the signage.

Ida Alexander, 4010 Lin Drive, said she does not want to speak against a name change, is excited to see change and thanked everyone involved in getting this item on tonight's agenda. The minutes of the Ebenezer Baptist Church body on Sunday indicate a motion was made by Jackie Collins, seconded by Sister Esther Colvin, with three calls for the question, no opposition, and a unanimous vote to rename this section of Shelby Street to "Ebenezer Crossing".

Greg Lockhart said he received a letter from Pastor Clayton Howard at Ebenezer Baptist Church who has suggested this street name be changed in honor of Pastor Curtis Brown due to the unfortunate passing of Pastor Brown and he (Greg) supports this and would like it to be considered during this process.

Cherelle Tally-Sharpe said she prefers this street be named after Pastor Brown rather than after a building. People and their contributions to the community should be honored rather than buildings as people do things for other people, not buildings.

Deacon Taylor, Ebenezer Baptist Church, said he is the Co-Chairman of the Deacon Board at Ebenezer Baptist Church and if the street is to be renamed after the church, Pastor Brown's name should be on it someplace. Pastor Brown served this church for 41 years and 8 months and a proposal was made at the church, but it should have been discussed first because most did not understand what they were voting for. The members do not really know what is going on and does not know who was given the authority to do this. Deacon Taylor spoke to Pastor Howard today but stated he did not have the authority to change this.

Dennis Murray said the issue before the commission is to change the name to Ebenezer Crossing and the city does not have a petition in front of them to change it in any other way. This is designed to be a deliberate and slow process to give people an opportunity to speak to the issue but if a different name is to be considered, a petition should be received to this effect. Justin Harris said, yes, at the very least; notice was provided to adjacent property owners including Firelands Regional Medical Center who gave their okay to changing the name of the street to Ebenezer Crossing and is unaware of the comments being made here to change it to be renamed after Pastor Brown. This should be tabled until the next meeting and the city can propose the potential renaming to be after Pastor Brown to FRMC. It seems there are people on both sides of this issue within the church and we can give people an opportunity to debate publicly during the next meeting and the commission can then make a decision what to change it to. Dennis Murray said there is no legislation to vote on this evening. Naomi Twine said there is still time to make a decision and echoes the sentiments of Deacon Taylor as Pastor Brown was a significant member of the Sandusky community for many years and naming a street after him would honor this service to the church. Another portion of Shelby Street was changed to Eddy Henry Way who pastored at New Jerusalem Baptist Church. Naming a street after a person would be appropriate as we have done this in the past and suggested "Curtis A. Brown Crossing". The members of the church (Ebenezer) need to voice their opinions as to what they think about this.

**The President declared the Public Hearing closed.**

Dennis Murray **opened a Public Hearing** regarding a proposed substantial amendment to the CDBG program.

Arielle Blanca, Community Development Manager, said the city intends to submit a substantial amendment to the U.S. Department of Housing & Urban Development under the CDBG program for its FY 2017 annual Action Plan. There are three separate amendments being proposed. The first is to eliminate the current 2017 economic revolving loan fund and activity. This project budget was \$50,000 and will be reduced to zero. Funding for this activity is no longer needed for the current program year. The second amendment is to increase the clearance and demolition activity from \$108,000 to \$148,000. The \$40,000 increase will come from the current economic development RLF fund account. The third and final amendment being proposed is to create a new activity titled public facilities with a budget of \$510,000 which will come from the current economic development RLF and will be used for the engineering construction plans for the Jackson Street Pier. The total cost for the engineering and construction plans is \$153,800 and will be completed as a design/build project, pending commission approval. The balance will remain in the public facilities activity next year for other public projects, as determined by the City Commission, through the annual public participation process. In April, 2017 city staff was notified the city had an excess amount of CDBG funds and was in danger of missing the timeliness expenditure deadline for May; therefore, staff is proposing to transfer \$550,000 of RLF funds to two activities: \$40,000 to clearance and demolition and \$510,000 to public facilities to avoid future possible timeliness issues. As part of the city's CDBG public participation process, the Consolidated Plan Advisory Committee (CPAC) met on October 2 to review the proposed amendment to the Action Plan. Wes Poole asked who is on the CPAC and Arielle Blanca said it is

made up of about 40 persons including commissioners, department heads, Volunteers of America, Citizens Circle, Erie Regional Planning and community members. Those attending the October meeting were Sharon Johnson and John Mears (residents), and representatives of the VOA, Erie Metro Housing Authority and Firelands Habitat for Humanity. The proposed amendments were outlined and questions were asked and answered and the majority vote was agreement with them. Wes Poole asked if these five folks recommended spending \$510,000 without question or if they commented at all. Matt Lasko said several staff members were also at the meeting and the biggest thing that came out of it was not a formal vote or approval, but more education for them to understand why the substantial amendment was necessary and why it was being proposed by staff. There were a lot of questions related to the letter received by the city in April letting us know we were at risk of being one and one half times beyond our city allocation which was attributed to our excess RLF balance which we had trouble getting out the door. There were several questions from community members as to the issues with getting this money out the door including prevailing wages, paperwork requirements for federal funds and our new economic development program which was much more user-friendly. The majority of the meeting was to educate people why we were proposing an amendment and why one of the suggestions for public facilities (namely the Jackson Street Pier) as the design did not have to go through the lengthy environmental review process allowing the city to spend the necessary funding by the April deadline in 2018. We also acknowledged the city wanted to do some additional clearance and demolition based on a sizable priority list of properties rather than waiting for next fiscal year's CDBG funding which also proposes \$40,000. This was more of an educational meeting rather than a meeting to formally vote. Staff members have also since received comments from the public.

Sharon Johnson, 1139 Fifth Street, said she is on the CPAC and is glad Matt Lasko corrected the record as she does not recall a vote on this item. After talking to city staff and people at HUD, this was originally for \$610,000 but is hearing today it is \$510,000 with \$40,000 for demolition which is not much and will only take care of about two houses. There is a list of 200 homes needing demolished and does not like this at all. This city needs so much and we are putting so much money into the Pier by turning it into another park. CDBG criteria calls for helping low- to moderate income persons but this area has \$200,000 condominiums, a two-story attorney office with a marina and a high class hotel. There will be a \$100,000 balance left in the RLF and the public was originally told there will be \$9,000, but the city should keep this in case someone needed a loan because it still exists and thanked the city for taking this suggestion. The RLF has become obsolete because it is a grant; through Issue 8, the city has given away \$700,000 every year in grants, \$800,000 in 2017. If a business wants to ask the city for money, they will choose the grant because it is free money and without obligation or restriction. We could have spent some of the monies left in the RLF instead of giving a \$450,000 grant to the developer of the new City Hall. It was stated the CDBG fund had a carryover of \$271,000 and this is a lot of money we could have spent on trees or houses and this needs to be monitored closely. Nothing was ever said publicly after the April letter from HUD and a couple of the commissioners told her they knew nothing about this overrun and staff should have alerted them about it. It was not presented until October and the commissioners should have been alerted as this is a substantial amount of money at risk. A 30-day comment period was given and Sharon Johnson said she had the advantage as a member of the CPAC but many people do not understand this and a small legal ad was placed and met the criteria but the city should go above and beyond to explain this problem. This was sneaky and it was mentioned in the City Manager's report and better notification should be done for people to voice their opinion. The comments submitted were not forwarded to the commissioners and they should be getting them before voting on such a large sum of money.

Arlene Thompson, 1902 Adrian Circle, said this is an adversarial group and we need to come together and use this money for lower and middle income persons. There is nothing wrong with giving it back if we are not going to use it to benefit those for whom it was intended. It could be given to people who are trying to bring industry to their town and this would be a good start. Arlene Thompson said she would like to see the Jackson Street Pier improved, but does not want

it turned into something that will not bring betterment to this city. Building up of the downtown has gone forward and applauds this, but asked what kind of jobs is this bringing with bars, restaurants and gift shops. We could tear buildings down and give the property to a company with livable wages for our city. We do not need more greenspace and if the development by Sports Force is going to be done by Cedar Point, it will cost people more money to go there and our children will not be able to take advantage of it. Curtis Brown and Leroy Sizemore left a legacy for our children and families and the commissioners need to think about theirs and what else could be done with this money.

Tim Schwanger, 362 Sheffield Way, said depending on what meeting he sat in regarding this issue, there was confusion as to whether moving this money would cause the city to lose a portion of it, or lose future funding. Angela Byington said we would be at risk of losing whatever amount we have on hand in excess of one and one half times our allocation when the report is run by HUD. If we had \$100,000 more than one and one half times our allocation, they **could** reduce our next allocation by \$100,000. Tim Schwanger said city staff knew this in April and now we are in panic mode to use this money and today is the first time he has heard the city actually has design and engineering estimates of \$153,000 and asked where this came from. Aaron Klein said the Public Works office is working through the scope of services with Osborn Engineering who was selected to be the design engineer for the project and preliminary numbers are around this amount. Tim Schwanger said design and engineering figures typically are about ten percent of the entire project. Aaron Klein said this is a design/build project and ten percent is the figure ODOT would typically use and this is completely different. It is planned to be brought to the commission in December for approval. Tim Schwanger said approximately \$360,000 is left or not designated for the Jackson Street Pier currently for the actual construction and money left could go into a special public facility fund and asked if this would be regulated through HUD. Arielle Blanca said the funds will still be regulated if this amendment passes within the public facilities capacity and will be disbursed on public facilities through the annual Action Plan. Tim Schwanger asked what is designated as a public facility and if this money could be used for a new roof or to paint a building. Angela Byington said there are many different eligible projects under the public facilities activity but maintenance is not one of them. We could replace or rehab a swingset, but could not simply fix up an existing one and can get this exact description. Tim Schwanger said when the Jackson Street Pier project was first brought up, it was stated this would be at no cost to the taxpayers and would be paid for one hundred percent with the Chesapeake TIF funds, but CDBG is federal money received through the state and still local taxpayer money.

Marcie Platte, 1217 Columbus Avenue, said it is sad only four members came for a CPAC meeting and perhaps the city should take a look at the roster and see if other city residents might be interested as this is a significant amount of money. At one of the first meetings she attended, she heard there would not be any taxpayer money invested in the Jackson Street Pier but this is not true because TIF monies can be used toward the school system which is now going toward improvements in this area. This is part of her federal taxes too. While walking along Campbell Street and thinking about the new school on Hayes Avenue, she noticed there are no sidewalks along Sherman, Grant and Johnson Streets. Within a couple of years, children will be walking this area to go to school and this project would service all children regardless of economic level and would have a huge safety aspect. The city does not have a schedule for sidewalk, curb and gutter improvements. Save-A-Lot is also in this area and people use scooters or wheelchairs to get here and would benefit from sidewalks.

Wes Poole said the threshold for losing this money is one and one half times our allocation and asked what this actual dollar amount is. Angela Byington said it depends on what the city gets each year so if we were to receive \$670,000 in a given year, it would be one and one half times this amount. Arielle Blanca said our annual amount this year was \$664,148. Wes Poole asked how a determination was made we were in jeopardy if we did not do the math; Matt Lasko said one and one half times \$640,000 is about \$960,000. Our RLF balance of \$650,000 plus our annual allocation of \$640,000 is around \$1.1 million which is larger than what we are allotted to keep. Angela Byington said the city was notified if HUD runs a report, it would be in jeopardy for having

this much money on hand. Wes Poole said making a determination on what to do about this intelligently requires a number, specifically when notified by HUD, to then have heard what plans could be made to spend the money down. The concept of finding out about this just in time for it to be an emergency is inappropriate. To support this, it is necessary to know what the definition is of a public facility. Nikki Lloyd asked if they are looking at this only for this year or potentially for future years. Matt Lasko said even before Issue 8 existed, the RLF was becoming a lesser used economic tool for various reasons. As the balance began to grow and loans were getting paid back but money was not going out the door, it creates a risk and is why we thought it important to move an even larger amount so we are not back in front of the commission on an annual basis.

Kathryn Carter, 5309 Columbus Avenue, said when she hears people talking about streets not getting done, non-existent sidewalks and safety issues such as non-working fire hydrants, these things should be a top priority.

**The President declared the Public Hearing closed.**

### **CONSENT AGENDA ITEMS**

**Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept all communications. The President declared the motion passed.**

**The President asked if anyone wished to remove any of the Consent Agenda Items; there were no requests to do so.**

### **SECOND READING**

#### **A. Submitted by Victoria Schaefer, Recreation Superintendent**

##### **CONTRACT WITH GREAT WHITE NORTH FOR DRAGON BOAT RACES IN 2018**

**Budgetary Information:** The amount payable by the City of Sandusky Recreation Division to supplier, Great White North Communications, Ltd., under the agreement for the 2018 Dragons & Bacon Festival is \$14,540. A 25% deposit totaling \$3,635 is due upon signing the agreement on or before January 31, 2018. The city shall have the right to terminate the agreement due to the cancellation of the event or lack of team registrations if written notice of cancellation is received before August 16, 2018, at which the 25% deposit will be refunded. If paid, the city will recoup these costs from the registration fees paid by the participants.

**ORDINANCE NO. 17-214:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a services agreement with Great White North Communications, Ltd., of Toronto, Ontario, for services related to the second annual Dragons and Bacon Festival for the Recreation Department.

### **SECOND READING**

#### **B. Submitted by Jeff Keefe, Project Engineer**

##### **UPDATE TO CHAPTER 933 - SEWER RATES**

**Budgetary Information:** This change will maintain the current storm sewer rate for 2018 through 2020, and change the storm sewer rate structure for non-residential properties based on an equivalent residential unit in 2021. This change and funding has been incorporated into the five-year capital plan.

**ORDINANCE NO. 17-215:** It is requested an ordinance be passed amending Part Nine (Streets, Utilities and Public Services Code), Title Three (Utilities), Chapter 933 (Sewer Regulations and Rates), Section 933.25 (Rates) of the codified ordinances of the City of Sandusky in the manner and way specifically set forth hereinbelow.

#### **C. Submitted by Hank Solowiej, Finance Director**

##### **AMENDMENT #7 TO 2017 BUDGET**

**Budgetary Information:** Appropriation amendments are required to update the budget for previous actions of the city. Examples include, but are not limited to: additional expenses related to horticultural services, building maintenance, marina and boat ramp operations; Municipal Court – additional funds for supplies and materials; Venice Heights Boulevard reconstruction

project; Sandusky Bay Strategic Restoration initiative; Sandusky Bay Pathway project; WWTP digester building roof project and memorial bench purchase from the park trust account.

**ORDINANCE NO. 17-216:** It is requested an ordinance be passed adopting amendment #7 to Ordinance 17-064 passed by this City Commission on March 27, 2017, making general appropriations for the FY 2017; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**D. Submitted by Jane Cullen, Project Engineer  
VENICE ROAD CHANGE ORDER (DEDUCT)**

**Budgetary Information:** Change Order #1 and final, a deduction in the amount of \$1,537.44 will revise the contract amount to \$23,869.56 and will be paid with sewer funds from the operation and maintenance budget.

<u>Summary of Change Order #1 and Final</u>	
ITEM #1, sewer cleaning	-\$27.84
ITEM #2, CCTV inspection of cleaned sewers	-9.60
ITEM #2, contingency	<u>-1,500.00</u>
TOTAL FOR CHANGE ORDER #1 AND FINAL	-1,537.44

**ORDINANCE NO. 17-217:** It is requested an ordinance be passed authorizing and directing the City Manager to approve the first and final change order for work performed by C & K Industrial Services, Inc. of Cleveland, Ohio, for the Venice Road 30” sanitary sewer cleaning project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**E. Submitted by Tim Bergeman, Transit Administrator  
TRANSPORTATION SERVICES AGREEMENT WITH ERIE COUNTY BOARD OF DEVELOPMENTAL DISABILITIES**

**Budgetary Information:** STS will bill for trips consumed by individuals who are enrolled with the Erie County Board of Developmental Disabilities and eligible for transportation services. The revenue from this agreement will be used as matching grant funds for the Ohio Department of Transportation grant. This contract is expected to provide approximately 10,500 trips and generate over \$200,000 in 2018.

**ORDINANCE NO. 17-218:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement for transportation services between the City of Sandusky and the Erie County Board of Developmental Disabilities for the period of January 1, 2018 through December 31, 2018; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Dick Brady and second of Naomi Twine, the Commission voted to accept the Consent Agenda and declare all ordinances as drafted and presented to the City Commission under the Consent Agenda shall take effect in full accordance with the Section reflected in the ordinances, whether it be in full accordance with Section 13 or Section 14 of the City Charter.**

*Discussion:* Justin Harris said the arrangement for the dragon boat races is the city basically sells the boats to various organizations and if the city does not sell enough to hold the festival, we can back out of it. There is no expenditure of city funds.

**Roll call on the motion: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine and Dick Brady, 7. Roll call on the ordinances: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine and Dick Brady, 7. The President declared the ordinances contained in the Consent Agenda passed in full accordance with the City Charter.**

**REGULAR AGENDA****1. Submitted by Arielle Blanca, Community Development Manager  
CDBG FY 2017 SUBSTANTIAL AMENDMENT**

**Budgetary Information:** There are no funds required to implement this amendment as all funds are currently allocated to the city through the existing and past CDBG grants.

**PASSED AT FIRST READING:** It is requested an ordinance be passed approving a substantial amendment to the city's FY 2017 one-year Action Plan for the Community Development Block Grant program year of July 1, 2017 through June 30, 2018, and authorizing and directing the City Manager to submit the amended Action Plan to the United States Department of Housing & Urban Development; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Dave Waddington and second of Naomi Twine, the Commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.**

*Discussion:* Wes Poole said there is a lack of understanding what we are going to spend this money on. Fundamentally, the concept of what we are spending CDBG money for (which is intended for low and moderate income improvements) with nothing being brought forward about how these persons will benefit from this. We are spending money on the Jackson Street Pier which is not much more than a decorative change without changing its use. We started this process with two boats, people fishing or watching the sunset or buying a sandwich and at the end of the day, with the concrete being laid out a little differently, the only thing we add is a building that will block the view of the bay from Hot Dog Tony's and planting some grass. Long term, the City of Sandusky is much better off in sustaining this change if we add things which will bring income into the community which is people paying taxes. We already have grass up and down the waterfront and do not see people flocking to be there and we should be focusing this money on things like sidewalks which might give some folks a reason to believe this is a decent place to move to. We cannot move the city much further forward with another bar on the sales tax we get selling liquor as this is not enough. There reaches a point where economic development needs to provide economics coming back to the city and suggests capitalism needs to work. Wes Poole said he is satisfied with the grants given by the city to jumpstart downtown but there is a point in time when we will have to recognize all we are doing is buying risk for people willing to step up and this needs to start running on its own power. Reducing the number of parking spaces downtown rather than doing things that increase the demand for parking spaces is not a very good process. At some point in time, it will begin to impact all future development of downtown, the businesses and the parking spaces we are about to give up just because it does not look good. These likely are spaces we will need in the long run and has not seen any information which disputes this. If we are increasing the demand downtown, Wes Poole suggests The Leaking Boot would be plush with money and would pay back their loan. The idea of taking the customers we have and spreading them to new and exciting places is not economic growth to a large degree which will sustain us for a long time. It is change, it is good, it is a start, but it is not going to run this community; what makes a community grow is people moving into town and if we do not start focusing on the things that make people move here as opposed to staying for a couple of hours on Friday night, dropping a little money and leaving, we probably will not be successful. Nikki Lloyd said she agrees to reduce the RLF but when using this funding source herself, found it to be very difficult with a lot of obstacles for development. It seems if anyone would use this it would be an option of last resort. Some of these public facility funds will be going toward engineering and construction plans for the Jackson Street Pier and will abstain on this vote, but supports the new activity entitled public facilities. What is left over after the design/build will come back to us so the commission can vote on what these funds are spent for and is an important thing to know; we are not committing all of it at this point. Dennis Murray said he favors the proposed amendment and there are a lot of different ways we could get to we need to get as a city; we can focus on all of the things we have not yet done and there are a lot of needs in this community which was neglected for a long time. There were a lot of reasons for this including the mall opening but this is changing again and we are taking advantage of these

changes and making investments in our community, but this will take time. We can see the needle moving and it is up to a majority vote at this table to decide what we should do and we try to get it right and have been making some progress. A community has lots of different needs and understands everyone has their own particular thing they want to see brought about and respects this. Jobs and companies move to where people want to live and the city is in the business of making Sandusky a place where our current residents want to live and be a place people want to move to. One more bar is not going to necessarily do the trick, but having an energy with diners and fitness centers moving into town and being a place people notice is change for the better and makes a huge difference in our ability to attract people and employers to our community. For these reasons, Dennis Murray said he favors this amendment.

**Roll call on the ordinance: Yeas: Dave Waddington, Dennis Murray, Naomi Twine and Dick Brady, 4. Nays: Greg Lockhart and Wes Poole, 2. Abstain: Nikki Lloyd, 1. The President declared the ordinance passed at first reading.**

**Upon motion of Dennis Murray and second of Dave Waddington, the commission voted to reallocate \$100,000 in the public facilities activity to be left in the Revolving Loan fund. Roll call on the motion: Yeas: Dave Waddington, Dennis Murray, Naomi Twine and Dick Brady, 4. Nays: Greg Lockhart and Wes Poole, 2. Abstain: Nikki Lloyd, 1. The President declared the motion passed.**

## **2. Submitted by Maria Muratori, Development Specialist**

### **APPROVAL OF GRANT AGREEMENT FOR TIM DORSEY FITNESS, LLC**

**Budgetary Information:** The city will be responsible for providing a total of \$17,690.10 in grant proceeds from the economic development capital projects fund on a reimbursable basis at the completion of the project.

**ORDINANCE NO. 17-219:** It is requested an ordinance be passed authorizing and approving a grant in the amount of \$17,690.10 through the small business assistance and signage grant programs to Tim Dorsey Fitness, LLC, in relation to the property located at 301 East Market Street; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Nikki Lloyd and second of Dave Waddington, the Commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.**

*Discussion:* Maria Muratori said Tim Dorsey has about sixteen years of personal training experience and has been in the Sandusky area since 2010. This project is to open a second location at 301 East Market Street which is currently minimally used and will be a new location for a period of time as both locations will be run simultaneously. Ultimately, the East Market Street location will be the only one open and will allow additional services to be offered including spinning, kickboxing, circuit training and American Warrior Ninja training. Once in the new space, Tim Dorsey intends to add one to three additional training subcontractors and will be making improvements to the interior including drywall and paint and new circuit training equipment. This project will contribute to the first phase of this equipment purchase and there will be additional phases beyond this project. The building owner also intends to make some improvements to the facility including bathrooms and new glass garage doors. New signage will be erected on East Market Street and on the rear of the building. The total project costs are just over \$36,000 and the small business assistance grant recommended at the November 14 Economic Development Incentive Committee was for \$15,000. As part of the small business assistance grant program, we can award up to sixty percent with \$15,000 maximum to projects. This particular grant is 46% of the relevant project cost and additionally, we are recommending a signage grant of \$2,690.10; both together total \$17,690.10 and represent about 49% of the total project cost. Once a project is complete, if it is paid in full, the city reimburses the applicant; alternatively, if this is not the case, the applicant will pay his or her portion and the city pays the remainder to the vendor. We only disburse funds once the project is complete and this one is



expected to be completed by September 30, 2018. This project will help and existing business expand and will occupy what is largely a vacant building at this time and does bring another wellness amenity to the central business district. This amenity draws on different clientele and it is estimated one to one half of the clients come from outside the city and will draw more business traffic into the central business area to patronize other businesses in the area. Dick Brady said he is abstaining from this item because of his sign business.

**Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd and Naomi Twine, 6. Abstain: Dick Brady, 1. The President declared the motion passed. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd and Naomi Twine, 6. Abstain: Dick Brady, 1. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

### **3. Submitted by Maria Muratori, Development Specialist**

#### **APPROVAL OF GRANT AGREEMENT FOR DERRICK'S MOBILE DINER**

**Budgetary Information:** The city will be responsible for providing a total of \$20,742.71 in grant proceeds from the economic development capital projects fund on a reimbursable basis at the completion of the project.

**ORDINANCE NO. 17-220:** It is requested an ordinance be passed authorizing and approving a grant in the amount of \$20,742.71 through the small business assistance and signage grant programs to Derrick's Mobile Diner, LLC, in relation to the property located at 1109 Warren Street; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Dave Waddington and second of Wes Poole, the Commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.**

*Discussion:* Maria Muratori said these programs have helped a lot of people start or grow their business and are really making a difference. Derrick Moore has about 25 years of cooking experience and Derrick's Diner specializes in soul food in a family-friendly environment. He will be relocating from his current location at 902 West Adams Street to a larger space which currently is vacant. Sales volumes are increasing and this will allow for a new larger space with some additional seating capacity and increased visibility. Part of the project involves new signage and will help increase visibility and generally improve aesthetics of the building. New equipment will be purchased for the kitchen, particularly a new commercial hood, a range, a fryer and a sink. The total project costs are just over \$32,000 with \$13,937.40 as the small business assistance grant portion (60% of relevant project costs) and \$6,805.31 as the signage grant (75% of sign cost) in line with our program guidelines. This will leverage private funds about 1.6 times. We are also in conversations with an artist about the possibility of contributing to a mural on the south exterior wall of the building through the neighborhood program (South of Kilbourne area). Derrick Moore does expect to add four to five additional employees at the new location and the project is expected to be complete by June 30, 2018. These recommendations were approved at the November 14 Economic Development Incentive Committee meeting. This project also helps an existing business expand, it will occupy a vacant building and will provide a nice neighborhood amenity. Greg Lockhart said he is glad to see the city providing assistance to a small business as they are the backbone of America. This is also helping someone from this community and thanked staff for their assistance. Dick Brady said he is abstaining from this because of his sign business. Dave Waddington said years ago this was a pizza place and looks forward to going to this new business. Wes Poole welcomed Derrick Moore and Tim Dorsey and thanked them for these small business projects which, hopefully, will both be very successful. Dennis Murray said some people may call this a give-away, but he sees it as an investment in our community and in one of our own. Dennis Murray said Derrick Moore has his admiration as a role model and an inspiration particularly for having the guts to step forward and speak to mistakes made in the past, doing the right thing and making a difference.

Derrick Moore said this is more than a business deal or a grant; Sandusky is changing for the positive and he has been personally affected. There are a lot of people who believe in him and the video helped show him support from all over the city and gave him a burst of energy to keep doing the right thing. He is proud of this city and is proud of himself. Earlier in his life he was in a battle and thought everything had to come really fast and his season was at age 18; his season is now here and he is participating in hiring employees, revitalizing an area and most of all, living his dream. This grant is not just about money, it is about showing young people they can pick themselves up after making mistakes and the city believes in him and in doing the right thing and thanked the city for giving him this opportunity.

**Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd and Naomi Twine, 6. Abstain: Dick Brady, 1. The President declared the motion passed. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd and Naomi Twine, 6. Abstain: Dick Brady, 1. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**4. Submitted by Trevor Hayberger, Assistant Law Director**

**FOURTH AMENDMENT WITH FIRSTENERGY SOLUTIONS CORPORATION FOR ELECTRIC AGGREGATION PROGRAM**

**Budgetary Information:** The rates for electric generation will be six percent off of the Ohio Edison “Price to Compare” for residents and four percent off of the Ohio Edison “Price to Compare” for small commercial accounts. There is no direct cost to the city to approve this ordinance.

**ORDINANCE NO. 17-221:** It is requested an ordinance be passed authorizing the City Manager to enter into a fourth amendment to the Master Agreement with FirstEnergy Solutions Corporation to provide electricity to both residential and small commercial customers within the City of Sandusky’s aggregation program; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Nikki Lloyd and second of Naomi Twine, the Commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.**

*Discussion:* Trevor Hayberger said Buckeye Energy Brokers issued a RFP for the residential and small commercial business accounts for electric energy. The winning proposal allows for a six percent discount from the comparable price from what Ohio Edison would charge for residential customers and a four percent discount for small commercial accounts. The recommendation is to go with FirstEnergy Solutions and noted the PUCO also went with them.

**Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine and Dick Brady, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine and Dick Brady, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**5. Submitted by Aaron Klein, Director of Public Works**

**PURCHASE OF VIBRO SCREEN EQUIPMENT FROM KM SMITH EQUIPMENT, LLC**

**Budgetary Information:** The purchase of this piece of equipment shall not exceed \$40,000 and shall be paid with available funds in the current 2017 operating and maintenance budgets as follows:

Sewer Maintenance	\$12,000.00
Water Distribution	\$12,000.00
Waste Water Pollution Control	\$12,000.00
Street Maintenance	\$4,000.00

If this piece of equipment were purchased new, it would cost over \$50,000. Only two used pieces of equipment, similar to this one, were found online. One in New York was \$38,000 prior to shipping costs and the other was also in New York for \$44,500 prior to shipping costs. A cost savings will certainly be recognized by reducing the needed volume of new backfill materials purchased annually. However, this was not reflected in the Sewer Maintenance, Water Distribution or Street operating and maintenance budgets for 2018 because it is tough to estimate. A cost savings will also be recognized via reduction of landfill disposal costs. The 2018 operating and maintenance budgets already reflect a combined savings of \$30,000 between Sewer Maintenance, Water Distribution, Street Maintenance and Waste Water Pollution Control. With this conservative annual savings, the return on this investment would be less than 16 months.

**ORDINANCE NO. 17-222:** It is requested an ordinance be passed authorizing and directing the City Manager to accept an offer from KM Smith Equipment, LLC, of Milan, Ohio, to purchase a 2013 Vibrotech vibroscreen SCM-40 in the amount of \$40,000 for use by several city divisions; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Naomi Twine and second of Dave Waddington, the Commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.**

*Discussion:* Aaron Klein said we do construction activities through various departments and have disposal piles throughout the city. Typically, these piles are taken directly to the landfill for disposal and we pay tipping and hauling fees. This is an opportunity to save money on these disposal fees by purchasing equipment to screen it, separate the debris, rocks, asphalt and concrete and use the clean material for backfill. This reduces our landfill costs and our costs to purchase new material. This equipment was used during construction at Lions Park and the subcontractor offered it to us; typically it would cost about \$60,000±, but we are able to purchase it for \$40,000. Because we typically have landfill fees in our operating and maintenance budget, we will be able to reduce this, based on estimated quantities, by approximately \$30,000. This money was transferred for other items such as asphalt and street related products. The return on investment for this piece of equipment will be about twelve to sixteen months out. Wes Poole asked how we will check to see what we actually save and Aaron Klein said they will look at the data to determine this. Dennis Murray said this is a great collaboration with other local governments and said we do not always have to be reinventing the wheel.

**Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine and Dick Brady, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine and Dick Brady, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

#### **CITY MANAGER'S REPORT**

- **Upon motion of Dave Waddington and second of Wes Poole, the commission voted to accept a \$3,200 donation from the Sandusky Witches Walk for the K9 fund. The President declared the motion passed.**
- **Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept a \$500 donation from Dan Lake of A.V. Lake Construction for the annual employee holiday party. The President declared the motion passed.**
- **Upon motion of Dave Waddington and second of Wes Poole, the commission voted to accept a donation of \$1,000 from the Erie County Community Foundation for the Sandusky Greenhouse.**

*Discussion:* Eric Wobser said this was part of their 22 days of Thanksgiving event. The money will be used to help purchase a new sign for the Greenhouse.

**The President declared the motion passed.**

- **Upon motion of Naomi Twine and second of Nikki Lloyd, the commission voted to accept a tree from Mary Karcher who donated this year's Christmas tree for Schade-Mylander Plaza as well as an in-kind donation from Barnes Nursery for picking up and placing of the tree in the Plaza. The President declared the motion passed.**
- **Upon motion of Naomi Twine and second of Wes Poole, the commission voted to accept a donation in the amount of \$800 from the Remember Cruisin' Car Club for the City of Sandusky Skate Park. The President declared the motion passed.**
- **Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to appoint Detra Brown to the Erie Metropolitan Housing Authority Board as a city/resident representative for a term ending December 8, 2019. The President declared the motion passed.**
- **Tiffany Taylor from the city's IT Department has done a great job wrapping up our GIS program. The city's tree inventory map** was submitted to the Ohio Chapter of International Society of Arboriculture for regional, local, state and federal agencies. This map was selected to be shared with other communities. This shows our GIS program is not only making progress locally, but is being recognized and thanked Tiffany for this important work.
- The final **Audit/Finance Committee meeting** of the year is December 15 at 7:45 a.m. in the first floor conference room.
- It is recommended residents contact our office to **turn off the water in dwellings which are expected to remain vacant and unoccupied during the winter months.** This will help prevent water lines from freezing and breaking which would lead to costly repairs for the property owner. The Customer Accounting Office number is 419.627.5893.
- **Water and sewer rates will increase** with the January, 2018, invoice. Information regarding the annual rate increases through 2021 are available on the city's website.
- A reminder for our residents to please pay attention throughout the winter to signage for **Emergency Snow Streets.** Dennis Murray said this is important and in the past, this has not always been enforced. John Orzech said the Police Department will be enforcing this and generally after a heavy snowfall, they give folks time to move their vehicles and preemptively try to get main thoroughfares clean.
- There were approximately 370 applications submitted for **medical marijuana dispensation across the state** for 57 dispensing licenses. Sandusky is located in Northwest District 8 and six applications were made while two licenses will be awarded. Results of the application process are anticipated to be announced in the first quarter of 2018.
- A special **Planning Commission meeting** will be held December 5 at 4:30 p.m. in the first floor conference room. Applications submitted include plans for Ontario School and Hancock School.
- The regular **Planning Commission meeting** is scheduled for December 20 at 4:30 p.m. in the first floor conference room.

- The regular **Board of Zoning Appeals** meeting will be held Thursday December 21 at 4:30 p.m. in the first floor conference room.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Dave Waddington said he hopes others can help with a **food and money drive at Care and Share** on December 9 from 10 a.m. to 12 p.m. Clothing, blankets and other donations will also be accepted and is glad to have this organization in our community.

**Upon motion of Dick Brady and second of Dave Waddington, the commission voted to hold an executive session regarding imminent litigation (1). Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine and Dick Brady, 7. The President declared the motion passed.**

**Upon motion of Dick Brady and second of Dave Waddington, the commission voted to hold an executive session regarding imminent litigation (2). Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine and Dick Brady, 7. The President declared the motion passed.**

**Upon motion of Dave Waddington and second of Nikki Lloyd, the commission voted to hold a Public Hearing at the January 8, 2018, commission meeting regarding the proposed rezoning of 2513 Venice Road and 1651 Tiffin Avenue. Roll call on the motion: Yeas: Dave Waddington, Greg Lockhart, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine and Dick Brady, 7. The President declared the motion passed.**

### **AUDIENCE PARTICIPATION**

Tim Schwanger, 362 Sheffield Way, said he has two concerns about the new wayfinding signs. One of the major reasons for these signs was to direct more of the tourists into downtown and the sign at Monroe Street and Tiffin Avenue has an arrow pointing to Cedar Point and the downtown waterfront and asked if tourists could be given an option to turn onto Monroe Street or go through the downtown. On First Street near the intersection of Meigs Street, there is a sign directing people down Meigs Street to Battery Park, but once you get to Battery Park, there are no other signs indicating one is there. Tim Schwanger also asked about the existing welcome to Sandusky signs with the service club logos and hopes these will not interfere with the new signs. Aaron Klein said there are six to ten signs yet to be placed and once these are erected, the sign crews will be tasked with looking at every sign to make sure there are not tree limbs blocking them or other signs in their way. With the service club signs, the bigger sign will be removed while the smaller logos will be placed on a new post. There will also be various signs throughout the city in conflict and will be coming down.

Kathryn Carter, 5309 Columbus Avenue, said there is a sign on Cleveland Road which is 3' ahead of the green Cedar Point sign and it would make more sense to have this past the turn onto the Chaussee and before the left turn onto Perkins Avenue. As far as the Jackson Street Pier, people have been asking for views not to be blocked and a building would block these views and it would make more sense to put ODNR at the other end of the Pier to develop a place for rentals and bathrooms. Trees should not be planted on the Pier as these will also block views and be within close proximity to power lines.

**At 7:02 p.m., the President announced a recess of the regular session. At 7:10 p.m., the commission went into executive session. At 7:33 p.m., the commission returned to open session and the President announced the meeting was adjourned.**

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Kelly L. Kresser, CMC  
Commission Clerk

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Dennis E. Murray, Jr.  
President of the City Commission