

The President called the meeting to order at 5 p.m. after the Invocation, given by Wes Poole, and the Pledge of Allegiance.

The Clerk called the roll and the following Commissioners responded: Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine and Dave Waddington.

Upon motion of Dennis Murray and second of Wes Poole, the commission voted to excuse Mike Meinzer. The President declared the motion passed.

City staff present: Aaron Klein - Director of Public Works, John Orzech - Police Chief, Rick Wilcox – Fire Chief, Angie Byington – Director of Planning, Matt Lasko – Chief Development Officer, Don Rumbutis - IT, Stuart Hamilton – IT Manager, Sally Martin – Senior Accountant/Auditor, Trevor Hayberger – 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 January 27, 2020, meeting and suspend the formal reading. The President declared the motion passed.

AUDIENCE PARTICIPATION

Sharon Johnson, 1139 Fifth Street, said there is another Change Order for the Jackson Street Pier, the figures are scrambling again and this is not good. There is \$182,000 scheduled to be taken out of the Chesapeake TIF, but it looks like it is being kept and we are using private donations instead. She asked for names and amounts of the donors but was not given anything. This is not right because there are three commissioners who could have a conflict of interest with the donors. She asked how funds can be certified when we do not know what we have. There was a mistake in the programming and marketing funds which stated they are from Issue 8, but there is no such fund. This money is supposed to be for marketing and programming, not for construction. She asked if funding in the amount of \$148,693 was from 2019 or 2020. There is \$210,000 coming from the CDBG fund with the Revolving Loan monies, but she did not catch this. She is on the committee for the CDBG and \$400,000 was to be set aside for economic development loans. The ticket house is costing \$200,000 and this must be a Taj Mahal. She asked for costs and the Engineer told her there are no detailed costs. There is going to be a patio, a concession stand and this is crazy. We are also getting a pavilion costing \$981,000 and asked if we have this money.

Tim Schwanger, 362 Sheffield Way, asked what the lease agreement was with the Goodtime prior to the Jackson Street Pier project beginning. Tonight is the first time he has seen Owen Sound Transportation is contributing \$500,000 to the project and asked if this is actually a donation, or if the city is using the lease agreement payment for this. The ticket building will be 300 SF and the cost is \$200,000; the party/market building is 3,000 SF for almost \$1 million; he does not get this. He asked if the city will be taking out notes or bonds for purchase of the ambulance, or if we will actually use monies from the EMS fund. The definition of publicly-owned trees includes public boulevards and we have taken trees down in both areas; his concern is people who have been waiting for trees to be planted for over two years.

Tom LaMarca, 206 48th Street, said the Change Orders keep rolling in for the Jackson Street Pier and/or Shoreline Drive and \$981,026 is being spent on a pavilion and questions the cost. This is about \$27 per square foot. The ticket booth and office will be mighty fine for \$188,994 for 300 to 350 SF if the Change Orders are approved tonight. We seem to be bidding projects and then allowing Change Orders to roll in and wishes more citizens would voice their concerns because this is out of control. The city should not be in the rental or real estate business because we always lose money. If these buildings were being built as a private property owner, there is no way we could get a bank loan.

Kathryn Carter, 5309 Columbus Avenue, said three years ago the Jackson Street Pier pavilion started out as a closed-in pavilion with two bathrooms and garage doors to make an open area

for the Farmer's Market. It has turned into a building which will have to have extra insulation, heating, air conditioning, extra insulation, a hot water tank for the kitchen and very large triple-paned windows. She does not know what the justification was for having the pavilion in the first place, but it is no longer a pavilion, it is a closed-in building and this is a lot of money for that. An explanation needs to be made about why this has gone to such an extreme. She is not sure what the original contract was with Donley's because what the commission voted for is nowhere near what is being asked for now. The plans she has for the Jackson Street Pier show festival hook-ups at the north end and this was never talked about in any of the public meetings.

PRESENTATION

Abbey Bemis, Director of the Erie County Economic Development Corporation (ECEDC), said their purpose is to champion local and regional collaboration, share resources and ideas and to create a sustainable economic development framework for Erie County to retain, grow and attract jobs. ECEDC is the pivot point connecting a team of civic, business and philanthropic leaders who know it takes planning, investment, hard work and active partnership to sustain and enhance the economic vitality of our community. Their commitment to Sandusky with the 2019 agreement allowed business retention, expansion and attraction by conducting regular business retention visits through their Business Expansion & Retention (BEAR) program to ensure existing businesses receive the assistance necessary to stay and grow in Sandusky. They help to identify issues and early warning signs of threats or opportunities and then can coordinate efforts to ensure businesses are receiving assistance. The city's economic development programs, incentives and support systems are marketed through the BEAR program. They serve as Erie County's JobsOhio network partner to receive leads and vet and develop prospect proposal and responses. She and Sarah Ross meet bi-annually with city staff to share the results of leads and to discuss regional trends in business attraction and Erie County's physical and technical infrastructure needs. They maintain an inventory of available development sites and buildings in order to market them to potential new businesses and to attract unique retail offerings to the downtown business district. In 2018 and 2019, in collaboration with private and public partners, ECEDC's programs and activities were successful in total capital investment of \$257,248,000 with 467 jobs created and 1,562 jobs retained. In calendar year 2019, 42 percent of proactive business calls were made to companies within the city's corporate limits. At their annual meeting, 33 Sandusky business investments and projects were featured with property at 2806 West Monroe Street listed as a priority with SiteOhio selection consultants. Their property database consists of 64% of business sites in Sandusky and they provided support for collective projects such as the redevelopment of the former Cardinal Grocery site. Sarah Ross said the RISE program helped to conduct 90 business advising sessions to 49 unique clients in 2019 with 57% of them being located in Sandusky's corporate limits. They had 207 attendees at various events in locations in Sandusky. They provided support for the Marketplace at Cooke with retail, consumer services and food and beverage industries being the top. Abbey Bemis said Firelands Forward, the regional workforce strategic planning effort, co-hosted the area's first Young Professionals Week with 300 attendees. They also tracked 100+ referrals and provided assistance for community and business partners over 30% of which involved the labor market and economic research. They facilitated Erie County's K16 Business Advisory Council, co-hosted the fourth annual FutureMaker Career & Industry Showcase for 1,400 Grade 9 students, and presented to over 1,000 students and educators throughout the year about local careers and opportunities. In 2019, ECEDC reached 417,485 persons with 18,308 online engagements, made 683,462 total impressions and had 919 YouTube views. They reached a targeted audience through 54,833 direct emails. Abbey Bemis said she serves on the city's Economic Development Incentive Committee, the Energy Special Improvement District, the city's Land Bank Committee and the Census Complete Count Committee. ECEDC provides regional engagement through 20 boards, committees and through membership. They are creating opportunity for events and program notices around opportunity zones, international trade, innovation, cybersecurity, safety training, technology training, transportation grants and minority-owned business assistance. They also hosted and participated with state and federal delegations including State Representatives, Senators, Congressmen and Congresswomen focusing on efforts to establish regional relationships and sharing information and opportunities. ECEDC's strategic priorities include existing industry, entrepreneurship, business attraction, quality of place and local image and advocacy. In order to advance its

mission, ECEDC will focus on business attraction, retention and expansion, including small business development and entrepreneur support. They will provide workforce attraction and development, regional economic development and brand awareness and organizational strength and relevance. Dave Waddington asked if anything will ever happen with the former Delphi/KBI site. Abbey Bemis said this is a priority site for our region and North Central Ohio and has been a challenge site because of size and the type of demand for the full 1.3 million SF of space. There is interest in pieces and parts of the building and the building owners do have an active strategy they are pursuing to have a multi-tenant property in the future and she is encouraged by interest levels. She is hopeful to have some things occur in 2020. This was held up for a number of years because of site cleanup and negotiations with the former tenant. Naomi Twine thanked ECEDC for also considering minority programming and looks forward to seeing some additional programming in this area. Dennis Murray thanked Abbey for the work she does and said this has been a great investment for the City of Sandusky and all of Erie County and the businesses which participate. When we collaborate as a community and have these public/private partnerships, we all win. As a government, we remain interested in all opportunities for collaboration. There were more things discussed today about some other areas and thinks as long as we all have this mindset both in the private and public sectors, there is no limit to what this area can achieve. We have been the ones to hold ourselves back and now we are the ones propelling ourselves forward. Dick Brady said Sandusky began funding ECEDC back in 2011 when he first had an opportunity to serve on the commission and we certainly are a different city now. He will always feel our investment in ECEDC has made this difference and thanked Abbey and Sarah for their hard work. We can create all the jobs we want, but if we do not have workforce development, we shoot ourselves in the foot and thanked her for the efforts in this regard. Eric Wobser thanked the ECEDC team for their work with city staff last year. He also commended two particular initiatives including the WorkForce development initiative which the Firelands Forward group has been talking about for probably two years. This led to specific recommendations which are being implemented and shows what role they can provide in providing a coalescing role. The other one he was impressed with is the North Coast Young Professionals Week. We have talked about how to bring younger folks together and could not agree more about making sure they are diversified with the minority community. This was the first example he has seen in several years of a really targeted and consistent effort to bring young folks together to learn what they think is special about this area and he looks forward to seeing how this grows over time. Blake Harris said with his experience in planning for the North Coast Young Professionals Week, he remembers the first comment he made when he met at Cameo was how rare it was to have felt so welcomed. This is a testament to the team at ECEDC, the young professionals coming up and their goals.

Michelle Johnson, Environmental Design Group (EDG), said all of the planning for **The Landing** has been completed and they are now in construction document design. There is a portion of the Sandusky Bay Pathway (SBP) within The Landing near the former airport site. Currently, EDG is on schedule and the city is reviewing the 30% schematic plans; they are also working on surveys, right-of-way acquisition and environmental due diligence. The SBP alignment encompasses many other projects including the Shoreline Drive project, the west end connectivity project, the Pier track bridge and First Street, the Pipe Creek nature loop and the Cedar Point Drive areas with different design firms doing different sections. Sections of the SBP along Monroe Street have shifted to the north side of the road with a couple of crossings and is directly connected to Lions Park. Similar to The Landing, there are some nodes or small plazas for areas which are either for traffic calming or inviting to let people know they can stop and participate. As part of the SBP contract, signage and wayfinding plans and construction documents are running quasi-parallel and both will be harmonious and contiguous through both projects. The banners are the same as they were when the plan was presented and will go throughout the city in appropriate placings. They are trying to place these on existing poles rather than adding new poles and clutter and a splash of color will be helpful. They are working on full design, language and copy for interpretive signs, educational signs and kiosks. EDG was a little delayed in submitting the 70% because of permitting issues but have caught up and are now ahead of schedule. Fourteen total permits are required with a fifteenth which may be necessary and are moving smoothly through this process. They are in the heart of right-of-way negotiations and so far, of the four parcels which have closed, all four were donated. Of the ten parcels fully

negotiated but waiting for signature, every one is planned to be donated with another twelve private properties under negotiation. The donations have been a wonderful and pleasant surprise. The one hiccup in the permitting process has been the turtles, but EDG did not have to submit a change order. This did not cost the city any more money because payments for permits which were unnecessary was diverted for this purpose. They will be required to do some winter construction to avoid the turtles as much as possible. There were quite a few segments of The Landing which EDG wanted to get over Erie MetroParks property, but are outside of the City of Sandusky. They met with the Fire Chief and Police Chief to go through load ratings and emergency access and the tone was set for how strong a bridge or boardwalk will need to be based on their response. Great Lakes Coastal was a theme developed during the planning process and specifications have been submitted for some of these items. They are trying to pay attention to maintenance and durability, especially at the former airport site knowing how environmentally sensitive it is. The restroom is a concrete structure, but they are trying to make it aesthetically pleasing and are looking at longevity and having drains in the floor of the restroom for easy cleanout. A planting palette has been developed for The Landing which is a little less rustic and natural when moving into the pathway as it becomes more urban. Going west toward Pipe Creek, it becomes a little more refined with less of a variety in the urbanized area. A lot of native plants and bio-retention areas with our storm water are being used as much as possible. The bridge over Pipe Creek was shown although the water taxi station is for a future phase. This is being worked on separately as an economic development driver. The lighthouse and focus node has changed because of the water levels and encroachment into the wetlands area. The site plan is much more complex than it used because of the available upland space. The restroom is now designed to be inside of the lighthouse in order to have the ADA turnaround and emergency vehicle turnaround. This is a substantial structure and should be close to what is shown in the rendering. Blake Harris asked what materials will be used for the decking and Michelle Johnson said this will be fire-treated wood. They looked at composite materials, but opted for the fire-treated wood because of the cost. Composite is difficult for ongoing operations and maintenance to replace and with all of our wetland areas, the boardwalk systems are built on H-Piles which will be 35' to 38' deep before any suitable soil or rock depth so they will be very stable. If any weather event would happen, it will be easy for operation and maintenance crews to replace it. Wes Poole asked the span of the bridge across Pipe Creek; Michelle Johnson said the span is at 90' and they are clearing the bottom based on normal water levels and believes the clearance is 14'. Wes Poole asked if this is based on the minimum we can have and Michelle Johnson said a bridge permit has been obtained for this area and the requirement for it is based on dredging. There are not a lot of larger boats in this area and 13' is substantial and we are double what we think the U.S. Coast Guard requires. It is a pre-fabricated structure so what matters is how high it is placed. Wes Poole said his only concern about restrooms is the standard one about it being clean, airy and well-lit and not smell like most of the public restrooms. Michelle Johnson said they have developed a full operations and maintenance plan associated with every single segment both short and long term. Dick Brady thanked EDG for their work with this transformational project. These types of projects take a long time in dealing with many permits from state and federal agencies and hopes the pieces all get put together to bring this project to fruition.

PUBLIC HEARING

The President announced the opening of a Public Hearing regarding the proposed rezoning of four parcels on East Washington Street by Dan McGookey.

Greg Voltz, Planner, said this is for an amendment to the zone map for 623, 627, 629 and 631 East Washington Street. The applicant, Daniel J. McGookey, is proposing to rezone the properties to expand the adjacent transient overlay district in the Cove area. The underlying zoning will remain residential two-family. The adjacent properties are either zoned residential two-family or downtown business district. The proposed zoning amendment does address priorities in the city's Bicentennial Vision, specifically dealing with Sandusky being a livable city by enacting policies to stimulate demand and maintain and enhance current supply. Chapter 1113 of the city's Zoning Code states a zoning map may be amended periodically when a change occurs in land use, transportation or other sociological trends either within or surrounding the community. The applicant desires these properties to be utilized for transient rental and each required their own

application which has been reviewed by both the Planning and Code Compliance Departments. When the transient overlay district was originally created, the applicant came to a meeting and requested these parcels to be included, but we were already too far along in the process. Greg Voltz said approval is recommended for this zone map amendment which is supported by the Bicentennial Vision as it encourages hospitality and investment. This could help incentivize Sandusky and these houses. Members of the Planning Commission unanimously recommended approval of this zoning change.

The President asked if anyone wished to speak for or against this proposed zoning change.

Dan McGookey said his law office is located at 225 Meigs Street and the parcels requested for rezoning are the first four on East Washington Street. He appreciates all of the support from the Planning Department and members of the Planning Commission who overwhelmingly and unanimously supported this zoning amendment. It is a continuation of his love affair for the east side of town, particularly Meigs Street. When he moved into 225 Meigs Street almost twelve years ago, he instantly said it was a good feeling and he loved it. This proposal is consistent, not only with what he wants to continue to do, but is the start of much more. They are starting to get up on their feet at the brewery and are intent to keep going. The city is doing so well, particularly downtown, and it is phenomenal. This helps him and his business as well and thanked the city commission for their past support, and hopefully their support tonight, for this proposal.

Sharon Johnson, 1139 Fifth Street, said she is concerned because transient rental is getting out of control. This expansion keeps going and is creeping into the inner city. She is concerned about transient housing causing a shortage of regular housing for people and is concerned the whole city will eventually be open to transient rentals.

Tom LaMarca, 206 48th Street, said as the city evolves with the transition of growing, it is continuous and this is a good move - it is good for this area and he supports it.

Dennis Murray said Dan McGookey has done a very fine job of cleaning up this corner and it looks very attractive and appreciates his investment. This is what it takes to redevelop a city as old as Sandusky. We need to have individual homeowners and property owners who make a stake and put down some markers to make improvements in their little corner of the world. We need a city and staff who support this and have it today rather than staff members who say no to requests. We are figuring out how to help people do things because they are in the best interest of the city. These transient districts are appropriate where the property owners and neighbors have no objection and he wants this to happen. This has been well publicized and there have been no objections raised. The concerns about transient rental becoming city-wide are misplaced because there are a lot of tight restrictions and processes. Wes Poole said he also agrees this is a good project. As long as we review each and every transient rental overlay request based on what they do and how they improve the neighborhood, we should not have a problem. Personally, he thinks this is a good project for this area. Balancing this with the fact the neighborhood is supportive tells him it has a good chance of being successful and positive for the neighborhood. Just because someone is willing to invest in a house which otherwise was not being taken care of, this is not justification to change the outcomes. Dan McGookey has done a good job and thanked him for his investment.

There being no further comments, the President declared the Public Hearing closed.

CURRENT BUSINESS

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

CONSENT AGENDA ITEMS

The President asked if any of the commissioners wished to remove items from the Consent Agenda. There were no requests to do so.

SECOND READING**A. Submitted by John Orzech, Police Chief****ANNUAL SUBSCRIPTION COST FOR LEXIPOL FOR SANDUSKY POLICE DEPARTMENT**

Budgetary Information: The total cost for the annual subscription costs with Lexipol is 13,923. The cost of the annual subscription will be paid from the Police Department's operating budget.

ORDINANCE NO. 20-025: It is requested an ordinance be passed authorizing and directing payment to Lexipol, LLC of Frisco, Texas, for the annual subscription fee for policy manual updates and daily training bulletin services for the period of April 1, 2020 through March 31, 2021.

B. Submitted by Todd Gibson, Facilities & Properties Supervisor**AUTHORIZATION TO DISPOSE OF PROPERTY VIA INTERNET SALES FOR CY 2020**

Budgetary Information: The city is responsible for the disposal of unneeded property to promote operational efficiency. Using public internet auction for the disposal of unneeded items will generate more revenue and make items available to a larger community of potential buyers. Proceeds from sales will be deposited into the account of the department financially responsible for the assets.

RESOLUTION NO. 006-20R: It is requested a resolution be passed declaring the intent of the City of Sandusky to dispose of personal property and equipment as having become obsolete, unnecessary or unfit for city use through internet auctions during calendar year 2020; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

C. Submitted by Matt Lasko, Chief Development Officer**CHANGE ORDER FOR CAMP STREET DEMOLITION (DEDUCT ONLY)**

Budgetary Information: The total deduction of all items included in this Change Order is \$14,292.50. These funds will remain within the CDBG fund.

ORDINANCE NO. 20-026: It is requested an ordinance be passed authorizing and directing the City Manager to approve the first Change Order for work performed by Ed Burdue & Co., LLC, of Sandusky, Ohio, for the CDBG FY 2019 demolition project #1; 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 accept the Consent Agenda and declare all ordinances and resolutions 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 and resolutions whether they be in accordance with Section 13 or Section 14 of the City Charter. Roll call on the motion: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. Roll call on the ordinances and resolutions: Yeas: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. The President declared the ordinances and resolutions contained in the Consent Agenda passed in full accordance with the city charter.

REGULAR AGENDA**FIRST READING****ITEM #1 – Submitted by Greg Voltz, Planner****AMENDMENT TO ZONE MAP FOR PARCELS LOCATED ON EAST WASHINGTON STREET**

Budgetary Information: There is no impact to the general fund.

PASSED AT FIRST READING: It is requested an ordinance be passed amending the official zone map of the City of Sandusky to expand the transient occupancy overlay district to include Parcel No's. 56-01177.000, 56-00647.000, 56-01241.000 and 56-00912.000 located at 623, 627, 629 and 631 East Washington Street; and declaring that this ordinance shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the city charter.

Upon motion of Dennis Murray and second of Naomi Twine, the Commission voted to approve this ordinance under suspension of the rules, at first reading, and in full accordance with Section 13 of the city charter. Roll call on the motion: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. Roll call on the ordinance: Yeas: Blake

Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. The President declared the ordinance passed at first reading.

ITEM #2 - Submitted by Matt Lasko, Chief Development Officer

AGREEMENT WITH ERIE COUNTY ECONOMIC DEVELOPMENT CORPORATION (EDC)

Budgetary Information: The city will provide the Erie County EDC \$30,000 from the general fund in 2020 for services rendered and programs offered. The \$30,000 is to be paid to Erie County EDC quarterly in 2020 with payments to occur on or around March 31, June 30, September 30 and December 1 of 2020.

ORDINANCE NO. 20-027: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement with the Erie County Economic Development Corporation for certain economic development and marketing services for calendar year 2020; 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. Roll call on the motion: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. Roll call on the ordinance: Yeas: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.

ITEM #3 – Submitted by John Storey, Economic Development Specialist

LEASE AGREEMENT WITH LAKE ERIE ISLAND CRUISES FOR THE GOODTIME ON THE JACKSON STREET PIER

Budgetary Information: The Goodtime will be responsible for making lease payments to the city totaling \$3,000 annually for the years 2020 – 2024 (due in equal installments no later than June 30 and August 31 each calendar year). During the renewal term beginning in 2025 and ending in 2027, the Goodtime will be responsible for making annual lease payments to the city of \$15,500 annually. All proceeds derived from lease payments are to be deposited into the general fund.

ORDINANCE NO. 20-028: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a five year lease agreement with Lake Erie Island Cruises, LLC, (aka the Goodtime) for primary use of a portion of the dock facilities located on the Jackson Street Pier; 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: Dennis Murray said he wishes to applaud Joe Lamb (owner of the Goodtime) for sticking with this project and said his 2019 lease at the Jackson Street Pier was difficult for him. They will be up and running this spring and thinks access to the water is an integral part of what the city has to offer and it is important we support that. He appreciates this partnership and looks forward to seeing a lot of boats on the water this summer. Dick Brady said it would be very easy for Joe Lamb and the city to be confrontational on this issue because there has been a lot of tug of war. This has not been the case and he has turned out to be a cheerleader for this city and for the Jackson Street Pier project and this is a statement of cooperation. This is how we get things done whether in business or government by finding middle ground where nobody gets everything they want, everybody gives up something and everyone wins. Matt Lasko said once the initial five-year term expires under the lease, there will be a renewal term where the rent will escalate back up to a base of \$15,500 per year. This is the exact lease rate prior to the construction on the Pier. There is a discount on the initial term. Wes Poole asked if this is an automatic renewal or if it has to be renegotiated. Matt Lasko said as currently written, there is a

mutually-agreed upon renewal term so we both will have to agree to it. If so, we have already negotiated the rate during the renewal period.

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

ITEM #4 – Submitted by John Storey, Economic Development Specialist

GRANT AGREEMENT WITH LAKE ERIE ISLAND CRUISES, LLC

Budgetary Information: The city will be responsible for providing a total of \$15,000 in grant proceeds from the economic development capital projects fund on a reimbursable basis at the completion of the project.

ORDINANCE NO. 20-029: It is requested an ordinance be passed authorizing and approving a grant in the amount of \$15,000 through the small business assistance grant program to Lake Erie Island Cruises, LLC in relation to a food and beverage operation at the ticket house on the Jackson Street Pier; 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. Roll call on the motion: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. Roll call on the ordinance: Yeas: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.

ITEM #5 – Submitted by Aaron Klein, Director of Public Works

CHANGE ORDER #1 WITH DONLEY, INC. FOR THE JACKSON STREET PIER PROJECT

Budgetary Information: The original contract with Donley’s, per Ordinance 18-193 was \$7,865,993. If approved, the contract would be increased by \$178,693 to a total of \$8,044,686. The information below shows the original costs, updated costs and proposed funding sources. Individual funding allocations for each proposed additional work item is included in the description of the additional work described:

FUNDING SOURCE	ORIGINAL CONTRACT	CHANGE ORDER	UPDATED CONTRACT
OWDA, sewer fund, storm*	\$349,542.00		\$349,542.00
OWDA, water fund*	476,580.00		476,580.00
OWDA, sewer fund, sanitary*	166,585.00		166,585.00
CDBG (RLF)	210,157.00		210,157.00
Capital fund (Chesapeake TIF)	4,543,136.00	-182,007.00	4,361,129.00
State of Ohio *	70,000.00		70,000.00
Private donation (Hogrefe)	50,000.00		50,000.00
Private donation	1,500,000.00	182,000.00	1,682,000.00
Private donation (Owen Sound)	499,993.00	7.00	500,000.00
Program/Marketing funds		148,693.00	148,693.00
Private donation (Joe Lamb)	.00	15,000.00	15,000.00
ECIC appropriation	.00	<u>15,000.00</u>	<u>15,000.00</u>
TOTAL	\$7,895,993.00	\$178,693.00	\$8,044,686.00

**The OWDA loans were approved via Ordinance 18-218. Acceptance of the State of Ohio grant was approved via Ordinance 001-20R. The Economic Development Incentive Committee appropriation will be presented to the City Commission for a vote under separate legislation on February 10, 2020.*

ORDINANCE NO. 20-030: It is requested an ordinance be passed authorizing and directing the City Manager to approve the first Change Order for work being performed by Donley's, Inc., of Cleveland, Ohio, for the Jackson Street Pier rehabilitation project in the amount of \$178,693; 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 Dennis Murray, 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 the conceptual plan adopted in 2018 is pretty much what we stuck with as we proceeded with the design of the project. There is boardwalk around the east and west perimeter with a wider boardwalk on the north end of the pier. There is parking with a drive down the west side as well, the great lawn and sun stairs which have had been quite a bit of publicity on social media a few months back when originally poured. There is still a picnic area and trellis swings and all of the other things we talked about including the landscaping. On the southern end of the pier, the end of the boat slip is not shown on the rendering which is where the Customs & Border Protection office will be located. On the western side of the pier just north of the turnaround is where the ticket building will be. The pavilion will be located on the east and southeast side of the pier which was moved south to avoid the flood plain as presented to the Planning Commission. This Change Order for \$178,000 is basically for two items including the pavilion and the ticket house. The original elevation approved for the enclosed market pavilion was approved in December, 2018, and the only differences are the addition of a man door and an entrance to the storage area for the building. It has been and remains 40' x 80' and is 25' tall with no significant changes to the exterior. Originally, there was a three-season building with a storage and equipment room, restrooms, and an open market area with garage doors on the east/west elevation. The restrooms are significantly larger because once we started going through the permitting process and talking with the Building Official, we had to make sure enough capacity was provided within them. This included two toilets in each and a unisex restroom was required based on the seating capacity within the facility. The intent is to use a lot of maintenance equipment, fertilizers and other things on-site for quicker access and maintenance. The storage room is for internal storage for things such as tables and chairs. The one big item we added is a small kitchenette area; as we were going through the design process, we realized we had put \$830,000 into it regardless, and started talking to donors and other people. There was not a ton of use for the facility in the winter. When made into a four-season facility, insulation needed to be added, fire protection and an increase to the HVAC and electrical made so this is where additional costs came in. The seating capacity is still 96 persons indoors with additional seating capacity in a 40' x 40' area for a tent to expand an event and hold another 80 persons. The ticket house is on the south end of the Pier just north of the turnaround. In the initial drawings, the dumpster was next to the ticket office but has been relocated. Seating was added on the north side of the ticket office and there is a concession area for ticketed passengers. The concession area and ticket office were both included in the original drawings but the ADA accessible restroom was added. The Building Official determined this building could not be an accessory structure; rather, it had to have its own restroom facilities and be ADA compliant. The cost increases for the ticket house are for this restroom, a couple of feet expansion as requested by Joe Lamb, new bollards and chains for U.S. Coast Guard requirements and a storage closet. The U.S. Customs & Border Protection facility is being funded by a \$500,000 private donation. We have been in discussion with Owen Sound Transportation who operate the Pelee Islander for the Ministry of Ontario to upgrade the facility. We received the one hundred percent plans last week and are moving forward with discussions and negotiations. They have been great to work with and have indicated the \$500,000 will be rolled into a five-year lease but the terms are still being negotiated and discussed. Our current Homeland Security leaves a lot to be desired, was non-compliant, and we were going to have to do this regardless, although the federal government was very good to defer this until it met our schedule. We will have to come back to address a lease agreement with the U.S. Customs officials about security, monitoring, cleaning, internet, etc. There was an error in the listed item for programming and marketing funds and this will not use Issue 8 monies, but everything else is accounted for. The CDBG/RLF money was

allocated a couple of years ago for this project and this number has not changed from the original contract. The additional \$178,693 will be broken down from 2019 programming monies, and the \$15,000 approved through the lease with the Goodtime, and \$15,000 from the Economic Development Incentive Committee appropriation was also noted. Dennis Murray thanked Aaron Klein for staying on top of this complicated project. It is complicated and is understandable the public gets confused about whether or not there was a concession stand or an outdoor patio and it has been demonstrated this was the case. Some of the funding sources were previously approved and although it has been a while since we may have talked about them, it is complicated and he is appreciative the public is allowed to ask questions, make sure we have an opportunity to have these discussions and remind folks of this history from time to time. He is satisfied the concerns have been addressed. Wes Poole said with the information provided, the decision to go from a two-season to a four-season pavilion was made by stakeholders or staff and asked who these stakeholders are and what the expectation is regarding its use that justifies spending this amount of money. When looking at downtown Sandusky, we have at least two locations with ballrooms; likewise, Amusement Ales is an open facility with plenty of space and he is trying to figure out what makes the stakeholders believe adding another building is going to be of any value and what the vision is for making this happen. This will help to measure whether this is a great idea and if it does, what we expect it to do. Eric Wobser said extensive community planning went into the Jackson Street Pier process. Those who were engaged in this process included every department of the city; specifically, those in the Recreation Department brought up early in the process that while we have shelters through the city, we do not have any year-round facilities dedicated to recreation where the public can host events. The most important stakeholder in this process was our own Recreation Department and their desire to be able to rent this as a shelter or to do programming on a year-round basis. Certain things came up during this process including our Chess Club which is currently held at Shoreline Park Shelter. This is an opportunity to have a facility where they could do this, hold class reunions, community meetings and many of these types of things which a city facility could benefit from with a centralized location. We also talked to folks about what types of events private partners could have in the downtown and there is a need for a centrally-located facility to host these types of events. It was looked at as being critically important for us to be able to host more winter programming downtown with our Bicentennial Vision Plan. Several years ago, a delegation went to Duluth where they have been able to do a lot of waterfront programming in their harbor. Even in the dead of winter in a much colder city, it anchored their Canal Park project and this was based on that in many ways. People who were already doing events downtown were consulted as part of the process and staff involved in holding these types of events were the types of stakeholders who gave feedback. The flexibility this will offer for year-round programming is why this decision was made. Wes Poole said there is a question about who provided private donations and asked if we have \$1.5 million as he does not think the commissioners have received it. Eric Wobser said because of the lease arrangement with Owen Sound Transportation, they agreed to provide an additional amount on top of the rent they are paying to cover a significant portion of the construction as it relates to the Customs facility. This is more beneficial for them than it is for Sandusky. In addition, one significant portion is a bequest left to the city on an annual basis from The Mylander Foundation as part of his estate. This has not been brought out publicly because it will be provided annually; we plan to have only a portion of this to be provided for this project. There are several other local private donors who have taken an interest in the Bicentennial Commission naming the Jackson Street Pier as its legacy project. We are honoring these requests and do not yet know what these grant agreements will turn out to be, but our goal is to be able to make a formal announcement late this winter or spring relating to them to get us over the finish line and bring other amenities to the pier. Wes Poole said he understands people have not yet donated money but plan to later so it may not yet be public record, but once money is received it is public record. Eric Wobser said we have been very transparent about funds the city has actually received from Lake Erie Shores & Islands, from Rick and Meghan Hogrefe and others, but as they come to us, we have clearly announced them at the time of their receipt. The ones we have not yet received have not been spoken to. Our intention is to honor the request to announce them in the manner in which our local Foundations and corporate institutions have asked they be announced. He is being asked to vote yes on a contract which represents we have \$1.5 million included, but we obviously do not have this and is a consideration for him to make

in terms of his vote. He does not support moving programming or marketing funds into this project because we have better priorities. We have an underfunded program for down payment assistance for homes when Sandusky is badly in need of filling up houses in Sandusky while moving \$148,000 to pay for a ticket booth and he does not support this. This was a complicated project and chess can be played anywhere in Sandusky for significantly less money including the former City Hall and we simply have a difference of opinion about how we are spending our money and is why he will vote no on this. Dennis Murray said he has used this analogy before, and a city is like a household and we do not get to spend all of our money on a new one. We need to be able to make allocations across a broad set of needs with an eye toward providing for the needs today and for stimulating growth in the years ahead. He thinks of the investments we are making on the Jackson Street Pier and from a family perspective, it is like paying for a college education. There will be dividends reaped long after the parents are gone and for decades into the future. This is what we have with the Jackson Street Pier although he always understands there will be push and pull and Wes Poole is quite right we may have different priorities. It is important for us to talk about these as part of the budgeting process; we are constantly making adjustments and trying to figure out the right balance with how to invest in tomorrow and provide for a brighter future for our children and grandchildren while making sure we have tax revenues tomorrow to pay for the services we enjoy today. This is critical because we can spend all our money on things that provide for services for today, but do not provide for the investment for a stable tax base in the years ahead. He supports this project for those reasons and has always respected Wes Poole's differences of opinion and how it is he sees we should better spend our funds. He is glad we have these discussions here and appreciates him bringing them up. Dick Brady said we are looking at a significant amount of money in a Change Order. What most people do not see is the thousands and thousands of dollars which Aaron Klein and his staff have saved us in this process. That number is hard to quantify, and even harder to expose to the general public, but he sees it because he sees where we have gone with this project. He is never thrilled to have to approve a \$178,000 Change Order, but it is for additional work and is more value for our dollars; it is not something we are begin scammed out of.

Roll call on the motion: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. Roll call on the ordinance: Yeas: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine and Dave Waddington, 5. Nays: Wes Poole, 1. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.

ITEM #6 - Submitted by Rick Wilcox, Fire Chief

DISPOSAL OF 2002 AMBULANCE AND PURCHASE OF 2021 AMBULANCE FROM HORTON EMERGENCY VEHICLES FOR THE FIRE DEPARTMENT

Budgetary Information: The total amount for the 2021 Medium Duty Freightliner ambulance purchase is

\$302,497.92. This purchase will be paid with monies from the EMS fund.

ORDINANCE NO. 20-031: It is requested an ordinance be passed declaring a 2002 medium duty freightliner ambulance, VIN #1FVACWCTX4HN0N139 as unnecessary and unfit for city use pursuant to Section 25 of the city charter; authorizing and directing the City Manager to enter into an agreement for the purchase of a 2021 Medium Duty Freightliner ambulance through the State of Ohio Cooperative Purchasing program from Horton Emergency Vehicles of Grove City, Ohio; 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: Rick Wilcox said the ambulance will be paid through the EMS fund, and will be paid using all cash, not bonds or loans.

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

ITEM #7 - Submitted by Jane Cullen, Assistant City Engineer

PROPERTY ACQUISITION CONTRACT WITH BEN B. AND MARY J. BAILEY FOR WEST SIDE UTILITY & CONNECTIVITY PROJECT

Budgetary Information: The total cost for acquisition of 0.112 acres of Parcel No. 60-00662.000 is \$8,538.25. The city will pay \$2,846.09 to Ben B. Bailey, Trustee, \$2,846.08 to Mary J. Bailey, Trustee, and \$2,846.08 to Mark A. Bailey. The total amount is not to exceed \$8,538.25 which will be paid through the water fund. This amount was negotiated and agreed upon with the property owners through the city's real estate appraisers and negotiator, O.R. Colan.

ORDINANCE NO. 20-032: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract for sale and purchase of real property with Ben B. Bailey, Trustee, Mary J. Bailey, Trustee, and Mark A. Bailey, for a portion of Parcel No. 60-00662.000 located at 3811 Venice Road, Sandusky, for the west side utility and connectivity improvements project; 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. Roll call on the motion: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. Roll call on the ordinance: Yeas: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.

ITEM #8 - Submitted by Jane Cullen, Assistant City Engineer

PROPERTY ACQUISITION CONTRACT WITH TOFT DAIRY, INC. FOR WEST SIDE UTILITY & CONNECTIVITY PROJECT

Budgetary Information: In lieu of payment for the acquisition of 0.236 acres of Parcel No. 60-00662.000, the city will have Speer Brothers, the contractor for the west side utility and connectivity construction project install a 6" service connection to the existing 16' water main on Venice Road and to increase the size of their existing 4" water service tap to a 6" tap. The cost for these improvements is included in the construction contract. This offer was negotiated and agreed upon with the property owners through the city's real estate appraisers and negotiator, O.R. Colan and the Public Works staff.

ORDINANCE NO. 20-033: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract for the sale and purchase of real property with Toft Dairy, Inc., for a portion of Parcel No. 60-00568.000, located at 3717 Venice Road, Sandusky, for the west side utility and connectivity improvements project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Dennis Murray 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. Roll call on the motion: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. Roll call on the ordinance: Yeas: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.

ITEM #9 - Submitted by Jane Cullen, Assistant City Engineer**CONTRACT WITH SMITH CONCRETE FOR 2020 SAFE ROUTES TO SCHOOLS PROJECT**

Budgetary Information: The cost of the construction contract is \$177,770.50 and will be 100% funded with Federal Highway Administration funds through the Ohio Department of Transportation.

ORDINANCE NO. 20-034: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with D.L. Smith Concrete, LLC, of Norwalk, Ohio, for the Safe Routes to School Sandusky Middle School project; 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 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: Aaron Klein said the completion date for this project is July 21, 2020.

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

ITEM #10 - Submitted by Aaron Klein, Director of Public Works**CHANGE ORDER #1 WITH BARNES NURSERY FOR STRATEGIC TREE PLANTING CONTRACT**

Budgetary Information: The original contract with Barnes Nursery was \$86,478.55. The estimated cost for the first Change Order for an additional 94 trees is \$36,697.50 for a revised contract cost of \$123,176.05. The additional \$36,697.50 will initially be paid with city funds and then reimbursed through the GLRI grant, funded one hundred percent by the U.S. EPA as the city's grant obligation of \$25,000 has already been paid with storm water funds from the sewer fund.

ORDINANCE NO. 20-035: It is requested an ordinance be passed authorizing and directing the City Manager to approve the first Change Order for work to be performed by Barnes Nursery, Inc., of Huron, Ohio, for the runoff reduction through strategic tree planting project in the amount of \$36,697.50; 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: Wes Poole asked if there is a place on our website showing where these trees are going to go. Aaron Klein said there is not anything on it currently, but he will share it. As we plant trees in the tree lawns, we definitely are talking to the property owners. We knew we had additional money to plant more trees and are going to plant them at every location where one was requested. He cannot guarantee someone may not have called in a location which did not make it onto his list. Of the 384 trees being planted, approximately one third of them will be planted in tree lawns while the others are on city properties (parks, cemetery, etc.).

Roll call on the motion: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. Roll call on the ordinance: Yeas: Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington and Wes Poole, 6. 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 Naomi Twine, the commission voted to accept an in-kind donation of equipment for the Police Department.**

Discussion: Eric Wobser said Sergeant Tracey Susana won second place at the 10th annual Pete Soto Chili Cook-off. Pete Soto worked several years for the Sandusky Police Department, transferred to Lorain County's Police Department and was injured on duty. For her second place finish, the department was given approximately \$5,000 to \$6,000 worth of equipment including two ballistic shields, two SRT helmets and vests. Thanks to Sgt. Susana for her efforts and representation of the Department.

The President declared the motion passed.

- **Upon motion of Dennis Murray and second of Naomi Twine, the commission voted to accept a donation of \$1,912 from Flynn, Py & Kruse for the purchase of a memorial bench in memory of Mel and Mary Stauffer.**

Discussion: Eric Wobser said the bench will be installed in Washington Park near the corner of East Washington Street and Wayne Street. Dennis Murray said he is very appreciative of the friends at Flynn, Py & Kruse making this donation. Mary and Mel Stauffer are interred at Grace Episcopal Church and this is a wonderful location for the bench which will be about halfway between Mel's former office and where his remains are.

The President declared the motion passed.

- **Upon motion of Dennis Murray and second of Naomi Twine, the commission voted to allow staff to apply to the Erie Community Foundation's Links Internship program.**

Discussion: Eric Wobser said the City Manager's Office is applying for the **Erie Community Foundation's Links Internship Program**. If awarded, the city will have a paid college intern through the Community Foundation for a period of ten weeks this summer.

The President declared the motion passed.

- **Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to allow staff to apply to the Wightman Wieber Foundation for weight room equipment for the Police Department.**

Discussion: Eric Wobser said this will allow staff to make application to the Wightman-Wieber Foundation for weight room equipment in the Police Department and the grant deadline is March 1.

The President declared the motion passed.

- Due to unforeseen circumstances, the city's income tax employee will be out on extended leave. For **income tax assistance**, residents can contact the Regional Income Tax Agency at 1.800.860.7482 or visit their website, www.ritaohio.com. Tax payments can also be made at the Customer Accounting Office in City Hall located at 240 Columbus Avenue.
- Since the last commission meeting, staff has been putting together a list of the various **infrastructure improvements** including streets, sidewalks, safety features and pedestrian upgrades in the neighborhoods surrounding the new primary intermediate school, the forthcoming early learning center as well as outside funding sources leveraged to complete these projects. Once this information is complete, this will be brought back to the commission and will be shared with the community.

- **Upon motion of Dennis Murray and second of Dave Waddington, the commission authorized the emergency purchase of two water channel mixers for Big Island Water Works (BIWW).**

Discussion: Eric Wobser said BIWW is required by the EPA to keep one mixer operational and one as backup at all times. The main mixer was used from 2012 until 2017 when it needed to be rebuilt and during that time we used the back-up. Once the newly rebuilt mixer was put back into service, it lasted only 15 months and based on the cost of parts to repair, staff has determined it has exceeded its useful life. Rather than rebuild it again, the goal was to purchase new. BIWW is operating using an Evoqua backup mixer and it can take two months to receive the replacement. The replacement must be the same style and from the same manufacturer for compatibility with existing equipment and is only sold by BussNuss, Inc. The cost for this emergency purchase will be approximately \$25,000 and the appropriate legislation will be brought back for approval.

The President declared the motion passed.

- **The Erie County Land Reutilization Corporation (ECLRC) has fully repaid the city all loan proceeds from the Loan Agreement** entered into in 2018. The loan acted as a bridge loan to allow them to demolish many properties at once while awaiting reimbursement from the Ohio Housing Finance Agency who administers the Neighborhood Initiative program which is now closed. Results of the grant included \$952,207.37 in total grant expenditures, 61 total properties demolished (93 units) and 53 of the 61 properties, or nearly 90%, were in the City of Sandusky. We want to thank ECLRC for their partnership and successful efforts to eliminate blight in Sandusky and Erie County and for their reinvestment in our neighborhoods. Wes Poole said we have been very successful and aggressive in taking down blighted homes in the past and asked what the future looks like as far as funding and continuing this work. Eric Wobser said he and Matt Lasko have been talking about this quite a bit this last year. As we look to update our Strategic Plan, we know how the current slate of funding is drying up. This funding was made available multiple times through the settlements related to the housing crisis. There is good work going on in Columbus to try to find at least one more slate of funds to allow the land bank to do its work, but we also do not want to be dependent on this. The state does provide a local vehicle for how local resources can be provided with a portion of the delinquent tax fund. Five percent of delinquent taxes, when paid, can be reallocated through legislation passed by Erie County and ultimately initiated by the Treasurer. Our Land Bank Director, Scott Schell, has been meeting with all of the impacted jurisdictions over the past year including local school districts and municipalities, villages and townships throughout the county. We think it is imperative that eventually we will be able to bring this to Erie County, but we are also looking at our housing programs and CDBG dollars to keep the momentum going even without these funds. Matt Lasko said in putting the annual report together for 2019, he came to the realization when the Western Reserve Land Conservancy did a study of Sandusky in 2014, they noted 191 properties needed to be demolished; as of the end of 2019, we have demolished 190 properties. We hope to deploy the majority of the resources historically used for demolition for things like exterior home repair, rehab and new construction, but we are cognizant that every year we may have properties needing to be demolished which unfortunately backslide or, as an example, may catch fire and there is no insurance coverage. We do want to keep about \$100,000 each year for these properties. We are currently working on the last batch of condemned properties and have demolition orders on them so for all intents and purposes, we are caught up. We want to think strategically about investing future resources into new construction and substantial rehabilitation moving forward. Dick Brady said he honestly never thought he would hear someone talking about us working on the last batch of condemned properties; this is a great place to be. He had an opportunity to speak with Jim Rokakis at the City Club event about one month ago and he (Jim) indicated there is a possibility of more dollars coming and this is a good thing.

- The **Economic Development Incentive Committee meeting** is February 11 at 1:30 p.m. in the City Commission chambers.
- **Upon motion of Dennis Murray and second of Dave Waddington, the commission voted for staff to apply for a Certified Local Government grant through the State of Ohio Historic Preservation Office.**

Discussion: Eric Wobser said the city intends to submit an application for a Certified Local Government grant through the State of Ohio Historic Preservation Office to fund an update to the Sandusky Preservation Design Guidelines.

The President declared the motion passed.

- The first **Consolidated Plan Advisory Committee meeting** will be February 13 at 1 p.m. at the Central Fire Station to discuss the **2020 Annual Action Plan**.
- The **Planning Commission meeting** is February 26 at 4:30 p.m. in the City Commission Chambers.
- The **Board of Zoning Appeals meeting** is February 20 at 4:30 p.m. in the City Commission Chambers.
- The **Landmark Commission meeting** is February 19 at 4:30 p.m. in the City Commission Chambers.
- The **Public Arts and Culture Commission meeting** is February 18 at 5:15 p.m. in the City Commission Chambers.
- The **Sandusky Recreation Department was notified they were one of 19 organizations across the state to receive funding under the 2020 Boating Safety Education grants.** A total of \$250,000 was awarded to political subdivisions and nonprofit organizations across the state for boating education programs. The City of Sandusky will receive \$15,599 to be used to purchase 12 kayaks and a trailer for use in Sandusky Bay, Pipe Creek, Mills Creek and other locations across the city's waterfront.
- The **2020 Ohio Parks & Recreation Conference** was hosted at the Kalahari Resort & Convention Center from February 2 - 5. The Sandusky Recreation Department was honored to host two educational sessions for the newly added Small Agency Forum this year including *Collaborating with your Community* and *BIG Events on a Small Budget*. The Recreation Department was also recognized with a first place award for the **Midtown Supper Club as the best recreation program in the State of Ohio** for 2019 at the Tuesday night awards reception for the Ohio Parks & Recreation Association. Naomi Twine commended staff in our Recreation Department who have been doing some wonderful and innovative programming. Dick Brady said the things our Recreation Department does are very important in such a small city, thinks they could be put up against many other departments and is pleased and proud.

OLD BUSINESS

Dennis Murray said we no longer are changing where the commissioners sit for each meeting, the Clerk is now **rotating the roll call** so the first and last person to vote changes each time. This was added to the commission Rules of Order recently adopted.

NEW BUSINESS

Dick Brady said at the next commission meeting he will ask for the commissioners to name their **choices for the Charter Review Committee**, as well as to provide a very brief bio of these persons. Dennis Murray said there are a lot of great candidates on the list and so there is some organization rather than a last minute thing, he asked if the names can be submitted to Kelly

Kresser in advance so we do not find out any one person is the choice of more than one commissioner. Wes Poole said he will not be at the next meeting and wishes to **appoint Tom LaMarca and Jeff Berquist to the 2020 Charter Review Committee.**

Upon motion of Dennis Murray and second of Wes Poole, the commission voted to set a Public Hearing on February 24 concerning the city's FY 2020 Community Development Block Grant and One Year Action Plan. The President declared the motion passed.

AUDIENCE PARTICIPATION

Nancy Bertsch, 105 West Water Street, said **shrubs and a park bench were removed from the back of the Hubbard Building** during the Shoreline Drive reconstruction and asked if new landscaping is included in the plans for this development. Dick Brady said Aaron Klein will follow up about this. She asked if there was an update regarding the hole next to the parking garage on West Market Street and Dick Brady said this property is owned by Erie County.

Tim Schwanger, 362 Sheffield Way, said he recommends a public meeting be held the next time Environmental Design Group staff is in town before the commission meeting so the public can ask questions and get updates on The Landing and the Sandusky Bay Pathway projects. This will allow the public to get back involved with this project.

Kathryn Carter, 5309 Columbus Avenue, said last month some things needed for the Shoreline Drive project were brought to the commission which added up to more than \$1 million of extra funding. She thought it was stated these had not previously been discussed, but copies of plans she has for Shoreline Drive show there were plans in mind for these things including the burial of cables and power lines. One thing which she thought was odd to add is the issue of connecting lines to the buildings as the drawings she has state all contractors are responsible to connect all electric and cable service conduits to the meters on buildings. They are also noted to be required to provide one 4" conduit from an Ohio Edison mainline pole to a service vault and one 2" conduit for the service vault to a private meter. The contractor is required to install one 3" conduit from the Buckeye Cable handhold to the point of connection of private service. It sounds to her as if this was all included. They also state Ohio Edison, A T & T, Buckeye Cable and the city's fiber optics were to design and install wiring and does not understand why this was brought up as it seems to have been forgotten. She thought it was stated the Dragons & Bacon Festival was going to be held during the third week of September, but thought was the weekend for the Cruisin' By the Bay event. Dennis Murray said he is quite confident we are not paying for the same thing twice and asked Aaron Klein to follow up about this.

Tom LaMarca, 206 48th Street, said transparency has been a big word lately on the street about the commission, but does not think we are really seeing transparency regarding the cost of the buildings within bids. When we are using the design/build process, if we are going to continue to have Change Orders in the hundreds of thousands of dollars, we need to be placing a cap on what the potential building will cost. If this rule were applied to every bid, we would not have these huge change orders. He hopes when the bids come in for the new Justice Center, we are working with real-time bidding and not design/build bidding and choose options as we go along. The Shoreline Drive area is going to look beautiful and there is no doubt in his mind about this, but paving in our neighborhoods needs more attention than the present plan. He has seen FaceBook posts from potential buyers about the condition of the streets. He asked if there are any updates on the proposed demolition of the Cooke Building and on the marketing for the Meigs Street property.

Dennis Murray said at the last meeting, Aaron Klein announced our **road resurfacing program** will touch every street in the city in the next ten years. We will be doing this with our existing budget and tax base. We have one of the absolute lowest income tax rates in the entire State of Ohio at 1.25%. The average income tax is, on average, 2¼% to 2.5%. The City of Toledo, in order to be able to do the exact same thing we are talking about doing, is proposing an extension of their current increased income tax of 2.75% so we are at less than half of this rate. We are able to do what we do because we have the benefit of a lodging tax and an admissions tax; our income

tax rates are much lower and thinks we should all be very grateful. The commission has been hammering out getting more streets done and staff has been very receptive to this and he is very pleased with the direction we are heading. Dick Brady said if we spend \$1 to \$2 million on streets, this might not be noticed in the first year or two unless living on one of these streets. After four or five years, one will start to notice and we are going in the right direction. Wes Poole said he acknowledges our income tax is not as high as in other places, but suggests comparing our income tax to other communities does not amount to much in terms of deciding whether or not ours is high or low enough. We really need to be talking about the quality of life in other communities as compared to ours. We have raised the income tax and chose to do this as a community; people did expect things to be better for them and roads were a big issue, but there is more to it than this. We had a lot of years where we did not spend a lot of money on upkeep of anything in the community. The concept is the public giving this money expecting one thing, but we are not seeing enough change in our lives and it seems the money is not being spent not on things which are improving our lives significantly. He is not sure whose future we are talking about and the community should decide whether or not the \$18 million spent for the Jackson Street Pier and Shoreline Drive was worth it. We will be in debt for it and will have to pay for it, but going forward, we need to make decisions about going forward and getting people to move here. Our taxes are below many others but we do not see people flocking to move here. Blake Harris said he does not think the value of the Jackson Street Pier can be determined in one year, two or three. It is something that will continue to increase in value over time and not necessarily monetarily, but as families spend time here and begin to create memories. This is where the real value lies.

ADJOURNMENT

Upon motion of Dennis Murray and second of Wes Poole, the commission voted to adjourn at 7:23 p.m. The President declared the motion passed.

Kelly L. Kresser, CMC
Commission Clerk

Richard R. Brady
President of the City Commission