

Dave Waddington asked for a moment of silence for Congressman John Lewis who carried the struggle for racial discrimination, he died recently on July 17.

The President called the meeting to order at 5:00 p.m. after the Invocation, given by Dave Waddington, and the Pledge of Allegiance.

The Clerk, McKenzie Spriggs, called the roll and the following Commissioners responded: Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer and Dave Waddington. Commissioners Blake Harris, Dennis Murray, Naomi Twine and Mike Meinzer were in attendance via teleconference due to the COVID-19 pandemic.

City staff present: Stuart Hamilton – IT Manager

City staff via teleconference: Trevor Hayberger – Law Director, Michelle Reeder – Finance Director, Eric Wobser – City Manager, Matt Lasko – Chief Development Officer, Josh Snyder – Assistant City Engineer, Rick Wilcox – Fire Chief, McKenzie Spriggs – Commission Clerk and Kelly Kresser – Commission Clerk.

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

AUDIENCE PARTICIPATION

Marie Hoch, via email: marie9501@sbcgloabal.net, said her concern for the meeting Monday, July 27, 2020 is the issue concerning buying property above market value for a project several years away. She asked why does the Amvet property need to be purchased now? She does not think there is anyone else out there who is going to step in and buy that property, so why not wait until the city is in a better financial position to purchase it? Possibly by waiting, the city will come up with a less expensive way to meet the need for the holding tank for the Mills Street High Rate Treatment project? It actually appears as though this has more to do with the following, “Acquiring this property would allow for the flexibility of locating a consolidated public park near the Sandusky Bay Pathway and the Shelby Street Boat Ramp with views of the waterfront.” (Quoted from the city commission agenda.) She realizes the commission does need to look down the road, but believes at this time, the concerns should be mostly about how the city is going to weather the current financial situation.” (Item #2)

Tim Schwanger, via email: schwangers@aol.com, stated 1). The 3 acre site is appraised at \$91,490 by the Erie County Auditor. The supporting documents do not appear to indicate recent appraisals for the property. Has the City contracted with appraisal companies for an updated appraisal to justify the \$190,000 price? \$63,000 per acre seems excessive and, in this time of Sandusky's financial struggles, the purchase price should be re-negotiated. (Item #2) 2. The .4 acre site is appraised by the County Auditor at \$24,000 total (\$12,400 each lot). The Auditor's Webpage is not clear on whether the current owners paid \$42,000 for each lot totaling \$84,000 or \$42,000 total for both lots combined in 2005. The proposed purchase price from the Development Department is \$70,000. The supporting documents do not appear to include recent appraisals for the properties. Other similar sized lots in Sandusky are priced at a fraction of the cost. If purchased by the City, is there intent to recoup the \$70,000 thru resale? The City should not be in the real estate business speculating future residential development. If there is interest in this property for future residential development, allow the current owners to negotiate a sale with potential buyers and the City should negotiate with potential buyers for property the City currently owns adjacent to the Franklin and East Market Street properties. (Item #3)

Sharon Johnson, via email: rolliejohnson@buckeye-express.com, stated 1. the city is buying the Amvet's property for \$190,000, which is coming out of the sewer funds. The sewer balance at the end of June was down to \$138,000. How is there enough funding in the sewer fund to cover

this expense? (Item #2) 2. Why is the city building lots for someone else instead of the interested parties buying their own lots directly from the realtor, and why does the city think it is obligated to pick up the expense of an alleyway for future residential living? (Item #3)

CURRENT BUSINESS

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

REGULAR AGENDA

ITEM #1 - Submitted by Trevor Hayberger, Law Director

ADDENDUM TO CONTRACT WITH ENERGY HARBOR FOR CITY'S LARGEST ELECTRIC ACCOUNTS

Budgetary Information: Based on 10,968,000 kWh's, it is estimated to save the city \$43,900 per year and \$175,500 over the four year term.

ORDINANCE NO. 20-104: It is requested an ordinance be passed approving a pricing schedule addendum to the customer supply agreement with Energy Harbor, LLC, formerly known as FirstEnergy Solutions Corp., of Akron, Ohio, for electric service for the city's largest accounts located in the City of Sandusky for the period of June, 2021 to June, 2025; 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 pass this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.

Upon motion of Naomi Twine and second of Dennis Murray, the commission voted to pass this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.

Discussion: Dick Brady said he finds this legislation is somewhat of a no brainer. We will be saving several thousands of dollars simply by going to a cheaper rate and he understands why that needs no discussion. City properties pay utility bills and begrudge that, and when we get a break of this magnitude, we are thankful.

Mike Meinzer asked if this is the Harbor, formerly or a part of FirstEnergy. Do the residents of the city have the same rate, he recognizes we negotiate for that at some point during the year.

Trevor Hayberger said the residents have a separate agreement. The city essentially has three agreements, one for our properties- which we are talking about today, one is for the consolidation, and the third is for natural gas. We were brought this because the rates are so much better. Tom Bellish from Buckeye Energy wanted us to jump on while the rates were so low. He keeps watch for the citizens as well, and if something like this were to become available, he would let us know.

Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: Roll call on the ordinance: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

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

ACQUISITION OF PROPERTY FROM WW II AMERICAN VETERANS NEAR WASTE WATER TREATMENT PLANT

Budgetary Information: The city will be responsible for paying \$190,000 (plus closing costs) for the purchase of the property. The source of funding is the sewer fund.

ORDINANCE NO. 20-105: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement for the purchase of real property located North of West Adams Street between Putnam Street and Harrison Street, Sandusky, and identified as Parcel No. 59-01355.000; 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 Mike Meinzer, the commission voted to pass this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.

Discussion: Dick Brady said both directors are queued up to speak to this, Aaron Klein on the need and Matt Lasko on the mechanics of the purchase.

Aaron Klein said the need dates back to 2014 when the city started to renegotiate its long term plan with Ohio EPA. We finalized that agreement by approving five projects, two are completed, two are almost completed which are the improvements at the Pier Track and Farwell lift stations, and the final project is the high rate project at the end of Mills Street. That project is supposed to be located within the wastewater treatment plant and right now we do not have very much space there. A 16M gallon high rate treatment project is basically a big tank holding water. Rain water gets treated through a quick treatment process, so it doesn't have to go through the full type of treatment, and the EPA allows it for that first flush of rain fall. The 16M gallon tank would be the first phase, we are also hoping to push two additional phases of 8M gallon expansions in the future. Each of these projects is about \$1M per million gallons. The first project ranges between \$12M-\$16M. We are doing everything we can to eliminate the future projects and reduce the project we are moving forward with. To put the size of the tank in perspective, we are looking at a 20' deep tank, which would go into bedrock and the diameter is still 120 yards – 125 yards. That is not a small piece of property that we need. It must be in the general vicinity of the waste water treatment plant. Since 2014 when finalizing the agreement, we have had in the back of our minds that we would love to have the Amvets property if it ever came up for sale. There is not much room to the south of the current waste water treatment plant, because of Sprau Park, but we also realize that utilizing the baseball field may not be the ideal location for a 123 yard diameter tank that would be blocking views. Our goal would be to acquire the property, flip it to become available and do a master plan to configure how things would work in that area so it benefits the neighborhood and the city operations. The planning process and that request for qualifications, we had intended to put that out at the end of this year or beginning of next year. Meaning we would also include the negotiations for right of way acquisitions and whatever is needed to make sure we can complete the project. The fact that this came online now could not have been better timing for the city and for this project. If this gets approved, it will be under our control and we will not have to pay additional services. The last project is part of our brownfields grant that we applied for a couple years ago and expires in September. We were able to complete phase 1 on this property and do our due diligence, so we know it is clean of environmental contamination.

Matt Lasko acknowledged there were many questions around the valuation of the property and he hopes to answer them for the commission and audience. He has the utmost respect for our county auditor but there is a difference between an auditor's appraised valuation for tax purposes and market rate valuation for arm's length transactions, which this is. It is accurate that we have an appraisal that we secured from R.A. Reynolds and Associates for \$140,000 but he would mention it wasn't ready for the time of the appraisal which we have, just a few yards east at 916 W. Water Street (former Sireco III LLC site) just sold on July 21, 2020 for \$250,000 for four (4) acres. That is approximately \$62,500 per acre. If you translate to the just over three acres that we are proposing to purchase, that would put a proposed evaluation at \$187,500 which is very close to the \$190,000 being proposed this evening. Add to that, we know we are getting a clean site from an environmental standpoint, whereas the Sireco site at 916 W. Water has many underlying environmental issues that need dealt with. This property is currently for sale with a local real estate brokerage and is generating interest at the moment. It was listed for \$300,000 and there is interest in the property. Whether that property would ever go under contract with another buyer, he would only be speculating. We at the staff level did not want to take the risk that no one would purchase it and we would be out the option of being able to purchase it directly from Amvets without having to potentially pay a premium. With that said, it is a fairly standard \$190,000 purchase. We have done our due diligence with a Phase I Environmental assessment that came back clean. We are provided 30 days to do any other investigation that we see fit. If

approved we would look to acquire the property at the tail end of August, with those funds coming from the sewer fund.

Finance Director Michelle Reeder spoke to the solvency of the sewer fund. There are \$6.9M in the sewer fund as of the end of June. This was spoken to at the finance committee meeting, there is a difference between the cash balance and expended balanced. We had encumbrances of about \$6.7M at the end of June, those dollars are promises we made for purchases, but some of those are OWDA loans and grants, so it looks like an expenditure but we will get the revenue coming right back in. Our cash balance in the sewer fund is more than it was at the end of June 2019. There are no issues with the fund being able to pay for this purchase of \$190,000.

Dick Brady said this property is driven by an obligation to complete the project by 2024. This is a timely acquisition. If we don't purchase this property or come up with a property suitable for this use, we may be scrambling for a parcel that large within the range that is feasible to use. It is never a good time, especially a pandemic, to spend \$150,000 but he thinks we would be woefully negligent if we miss this opportunity.

Wes Poole asked Aaron Klein if the structure was going to be 125 yards in diameter and how would it fit on this property?

Aaron Klein said he was giving an example of an estimate they received. If it is a 20' high or deep tank, it would be 123 yards, if it is 30' depth it would be 100 yards. Whatever we do out there will need to fit within the footprint of what we own. The design engineer would have to come up with that. We don't currently have dimensions for a tank but we do know we are looking at a 16M gallon tank and however we can configure that out there, we will do as economically as possible.

Wes Poole asked Aaron Klein to clarify on the other future projects that we would potentially not have to do, how would that work considering this purchase?

Aaron Klein referenced the green infrastructure projects that have been done throughout the city. The goal of those is to reduce the storm water that gets into our sewer system, and through those projects we can reduce the amount of money the EPA is trying to push on us in the future. The city negotiated back in 2014 & 2015 was to implement the first five projects and then reevaluate with EPA as we are going through the process. This is also why we have a contract with Strandt to update our sewer model, because we didn't have a good model at the time. We have two other projects that we are trying to get a better understanding of exactly where we stand now and where we're going to stand in 2025 when we renegotiate with EPA. At that time, the goal would be to come up with more cost effective projects. The 16M gallon is definitely needed and required by EPA. The goal would be to not have to expend money on future projects.

Wes Poole said there is really no relationship between this project and the others, after listening to what he said. It would have been helpful if he had some footprint idea. He is not certain this cannot be done on the Sprau Park area, and it is difficult to make these kind of decisions when he is getting word of mouth information and given 30 seconds to absorb. To Matt Lasko, he asked about the property that sold for \$200,000, and where it was located.

Matt Lasko responded saying it goes by various names but is just west of the MetalTek facility on the south side of Water Street, it is four (4) acres of vacant land that is covered by hardscape. It is being marketed by Hoty Enterprises. That is the property that just sold for \$250,000 in July.

Wes Poole asked if the city knows what they will do with the property? Matt Lasko said we do not know what they will do with it, but it was purchased by MetalTek. Wes Poole asked what it was appraised at. Matt Lasko said we do not know of any existence of an appraisal on that property.

Wes Poole said we have an appraisal of \$140,000 on this property and we have attempted to give the impression that this property on the other side of the sewer plant is worth \$40,000 more than what it was appraised at, based on a different property, to be used differently. He does not see the connection between what is going on, on Water Street that makes the property in question worth more than its appraisal. We may very well need the property, as large as the tank is, and seeing that it will not fit on Sprau Park. It would be helpful to have additional information ahead of time.

Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: Roll call on the ordinance: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #3 – Submitted by Matt Lasko, Chief Development Officer

ACQUISITION OF TWO PARCELS ON MARKET AND FRANKLIN STREETS FOR RESIDENTIAL STRUCTURES

Budgetary Information: The city will be responsible for paying \$70,000 (plus closing costs) for the purchase of the properties. The source of funding is the real estate development fund. All proceeds from the eventual sale of the lots will be returned to the real estate development fund.

ORDINANCE NO. 20-106: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a purchase agreement for the purchase of real property located at 208 Franklin Street and 410 East Market Street, and identified as Parcel No's 56-003480.000 and 56-00349.000; 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 Blake Harris, the commission voted to pass this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.

Discussion: McKenzie Spriggs reread questions from the public pertaining to Item #3.

Matt Lasko said as he put in his communication to the commission, we have been fortunate to have positive market activity throughout the county and specifically in Sandusky. Once the market demand hits a certain point, it tips to where we see new construction happening at a greater scale. We are starting to see this in Cold Creek, the Water Street Lofts which just broke ground on Phase II today, etc. This has caused individuals to call our office, looking for land in and around the land of downtown. As we know with the density of housing and buildings we have downtown, land is limited. We start to see some greenspace just east of downtown around the Warren St. & E. Market St. Intersection where the city owns about a one (1) acre parcel at 430 E. Market Street. As we have started getting inquiring into that property which is very large and could fit several single family properties, we had discussions internally with the planning department and public works about being thoughtful about how we design infill housing in that area, as it relates to vehicular traffic, pedestrian safety etc. This led to the idea of looking to accomplish rear access to infill housing in this area that would result in one curb cut as opposed to having as many as five (5) on E. Market St. With that in mind, the commission has two exhibits that were included in the communication, one that shows the existing parcel configuration in that block and the other shows the new configuration with our parcel and the two properties owned by Bill Semans and his partner. We would look to purchase those two properties for \$70,000 and ultimately go through a re-platting process which was included in the communication, to in essence, expand and enlarge these two parcels to make them deeper but to also then make them deeper for what would be a newly constructed alley at the end of the five houses being constructed. We would then further subdivide our existing parcel into three (3) additional properties. The idea is to masterplan that block in a thoughtful way that would limit vehicular traffic and be cognizant of pedestrian safety. It is worth mentioning, if this is approved tonight, we would go through with the purchase, then re-plat. We do have an offer already on the middle lot, lot C, which would come back to commission as early as the end of August. That offer is for \$39,400. We also have had very detailed conversations on the four other lots.

Assuming we would sell those for roughly \$40,000 each, that would be \$200,000 which would more than offset our costs of purchase of these two parcels and potential alley construction. Matt Lasko then answered audience participation questions, \$42,000 was a joint price back in 2005 and we have seen significant appreciation downtown in terms of the cost of vacant land. In this particular instance, although we've been more active in real estate development than some municipalities, we think it is necessary as it comes to re-platting and alley construction and the idea of easement placing along five properties that would share a common alleyway, in our opinion that becomes much easier to do under common ownership and could be a nightmare otherwise. We think we can do it in a way that not only recoups our cost but also brings in \$80,000-\$100,000 of additional revenue.

Eric Wobser added why the city would get involved in this matter. It is important to be able to access these in the rear. In an urban context, you do not want to have driveways in the front of houses. Our masterplan which was adopted by the commission as part of the bicentennial vision plan in 2015, looked at this area. We looked to have housing facing Market Street but with any access to garages to be behind the houses. This gives us the ability to control that. As Matt said, it does just that and includes a sensible plan to recoup costs over time. We have seen new construction and infill housing in the heart of the city and we are starting to see demand for that. We have worked hard to serve realtors and potential home buyers and they are telling us this is the type of product they want, something within walking or biking distance of downtown. In the context of an urban neighborhood, this is a real opportunity to stimulate that demand and spread it throughout the city. Apart from Cold Creek, we have only seen a handful of non-Habitat for Humanity new construction in the last decade. This is an opportunity to do a handful within the next year and to grow from there.

Blake Harris said this is a testament to what the city has worked so hard for, building and developing downtown, you begin to see the trickle-down effect that we all hoped for. Hopefully from Market Street you'll see more infill and new construction take place, on the surrounding streets such as Perry Street or any other north west streets.

Wes Poole asked how deep the alley would be. Matt Lasko said it is an 18' wide alley that spans from lots "A" to "E." Wes Poole asked what prevents an owner from putting a curb cut on the front? Matt Lasko responded that would have to go through the site plan process, through the planning commission, and internally through staff. The city would have the ability to prohibit that from occurring. Wes Poole asked what that is based on and what authority do we have to tell people they cannot put a driveway on the front of their house? Matt Lasko said yes, and we could also deed restrict the properties which would be stronger than a planning commission ordinance.

Wes Poole asked if he could get something from the law director on that issue. Trevor Hayberger said any deed restriction would be between the city and the person, and they have real teeth in them.

Wes Poole asked in regards to easements, do the lots own those easements collectively, that ensures "D" has access to the road. Matt Lasko responded the land those easements sit on would be owned by each respective parcel. Heading eastward, each parcel has easement rights through the parcels to the west. "E" would have easements rights from "A" through "D." Wes Poole asked what resolves obstructions to getting out, having rights and having a clear path are two separate things. For example, snow shoveling, what happens? Matt Lasko deferred to the law director but said he believes that would be a civil matter, not unlike an HOA that has common alley ways, parking areas, etc. Trevor Hayberger agreed with Matt Lasko and added that they all have their own duty to clear it. "E" does not need special permission from any of the other lot owners to clear the path.

Wes Poole says he brings this up recognizing property owners may have these questions and he understands it has to be cooperative. He thinks this is a good idea and has seen similar design in other places such as Myrtle Beach, it can work out well if we can work out the details ahead of time.

Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: Roll call on the ordinance: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #4 – Submitted by Stuart Hamilton, IT Manager

AWARD OF CONTRACT TO OHIO TELECOM FOR THE FIBER EXTENSION PROJECT AT THE AMTRAK STATION

Budgetary Information: There is no budgetary impact on the general fund. The project is being funded completely with Ohio Transit Partnership Program 2 funds in the amount of \$66,860.

ORDINANCE NO. 20-107: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Ohio Telecom, Inc., of Port Clinton, Ohio, for the city-owned fiber extension to the Amtrak Station for transit operations 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 pass this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.

Discussion: Dick Brady asked Stuart Hamilton to describe, and added it is great when projects cost no money and offer a dramatic improvement.

Stuart Hamilton said the transit station has always been a data island, it is the only city location that does not have fiber running to it. A grant became available last year from ODOT for technology infrastructure. We applied and received that. This originally was part of a larger project but because of the current times we scaled back to only the zero dollar portion of the project. This will give us full connectivity out there, for security systems, doors, data, WiFi, all the basic services you would expect in a city building.

Dick Brady clarified that this is 100% paid for by a grant, and Stuart Hamilton confirmed.

Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: Roll call on the ordinance: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #5 – Submitted by Joshua Snyder, Assistant City Engineer

AMENDMENT TO AGREEMENT WITH LJB, INC. FOR WARREN STREET RECONSTRUCTION PROJECT

Budgetary Information: The previous cost for the professional design services was \$299,122, and is now increased to \$318,615. The city's share of this additional amount is the entire \$19,439 being evenly split from the water fund (\$6,479.66), storm water fund (\$6,479.66) and the street fund (\$6,479.67). Said increase is formally considered "contract modification #1".

ORDINANCE NO. 20-108: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a first amendment to the agreement for professional design services with LJB, Inc., of Fairview Park, Ohio, for the Warren Street reconstruction 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 pass this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.

Discussion: Dick Brady said this is not an insignificant amount of money, but it is an increase of \$20,000 and asked Aaron Klein to elaborate.

Aaron Klein said the design consultants had in their contract to do five (5) encroachments for license agreements for the contract, as part of the project. After going through the survey, during the design process, they found out we actually needed eight (8) encroachments. The additional \$20,000 is to do the legal descriptions, additional survey work and everything else that is needed for those additional encroachment licenses. The second items that adds cost is when we were going through the initial phases, we weren't exactly sure how we wanted to be aligned at Elm Street and Warren Street. Right now it comes in at a five (5) point intersection, which is not safe, especially near the park and if we have a bike path coming through on the west side of the road. That intersection at Elm would be reconfigured as part of this, there would be additional design work outside of the Warren Street right of way, including storm water designs so we don't flood out the park property or the residents on the north side. The last piece, when we were going through the design of the sewer separation, as part of this project, the contractor needed to clean the sewer so it could be televised. That is a small item, but it needed to be done for design work. The goal is to get the project in good enough shape that we can a project budget that allows us to look for outside funding sources so we can proceed as quickly as possible with finalizing these items.

Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: Roll call on the ordinance: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

CITY MANAGER'S REPORT

- **Upon motion of Wes Poole and second of Naomi Twine, the commission voted to accept the donation valued at \$500.00 of electrical supplies from Dave Broski. The President declared the motion passed.**
- 20 rolls of old decommissioned fire hose (4 rolls of 2 ½" and 16 rolls of 1 ¾") were donated to Bruce Belsky, a retired Battalion Chief from Farmington Hills Michigan. Mr. Belsky makes American Flags from old worn out fire hose. The donated hose has been deemed unrepairable and unserviceable which has since been replaced. Mr. Belsky has donated an American flag to the Andy Dunn Memorial Fund and will donate an American Flag the Sandusky Fire Department. To see the flags please visit Etsy.com under fire hose flags.
- Due to COVID-19 requirements, staff has received a request from **Sandusky Central Catholic schools to reverse the one-way traffic flow on Madison Street between Decatur and Jackson so they can provide safe drop-off and pick-up accommodations.** Staff is certainly in support of this recommendation and is working with all interested parties to ensure their needs are met and that the transition is safe for all motorists. Updates will be provided via email as plans are finalized and the public will be informed via press release if this modification becomes effective.
- **Staff plans to submit three applications for resurfacing to the Ohio Public Works Commission, due September 11th,** for construction after July 2021. More information will be forthcoming at a meeting in August for Commission's approval to apply for and accept funds, if awarded. The applications will include Warren (Water to Monroe), Camp Street (Perkins to Monroe), Barrett and Venice (west corporation limit to Fremont), Hancock (Water to Huron), and Milan Rd (Baltimore to Boalt).
- In February, staff applied to the Metropolitan Planning Organization for three projects with Commission approval. The first would be resurfacing of East Perkins Avenue from US-250 to the east corporation limit, including sidewalks on the north side of the road between Remington and Milan. The second would be for reconstruction of East Water Street from Franklin to Meigs, including continuation of the off-road portion of the

Sandusky Bay Pathway as well as streetscaping. The third project would be to resurface West Monroe between Broadway and Camp, including the first phase of new separated storm sewers between Broadway and Decatur. **Staff received confirmation from the MPO that all three were the highest scored projects and are to be awarded for construction between 2023 and 2025. The total grant award for these three projects from the Federal Highway Administration will be around \$1.25M.**

- **ODOT has recognized design errors that will cause significant overruns on the State Route 6 resurfacing project.** Final numbers remain unknown but will be brought to City Commission for approval.
- **Since the beginning of 2020, 78-88 segments of roads have had resurfacing or reconstruction completed.** Ongoing design/construction in 2020 will continue for Hayes Avenue safety improvements, Warren Street, Meigs Street, Camp Street (to be reconstructed in 2021), and the West Side Utility & Connectivity. We do not intend to do any additional resurfacing projects this year, but do intend to plan a larger resurfacing project for spring of 2021 that could incorporate additional streets we were unable to do this year. Eric Wobser added that after meeting with Aaron Klein and Michelle Reeder to discuss if additional resurfacing was possible, they opted to hold off to see how the budget comes in for the remainder of 2020 and hopefully roll over any remaining funds into next year's resurfacing budget. That seems to be the financially sound decision.
- The contractors for the several projects including, Safe Routes to Schools, Pierce Street, Buchanan Street, Jackson Street Pier and Shoreline Drive continue to correct or repair items on their deficiency lists.
- **Johnson House** - The Old House Guild of Sandusky has announced the completion of their work to secure and weatherproof the Leonard Johnson House at 417 Columbus Avenue, which was built in 1854. The property was purchased last November from the Sandusky Library Foundation Board. The City of Sandusky awarded a \$10,000 redevelopment grant to support improvements to the property. The improvements included a new roof with repairs to fascia, soffits and corbels, a new 200-amp electrical service with meter and breaker panel, a new basement sump pump, and the deconstruction of kitchenettes and bathrooms from six apartment units. The interior of the building has been cleaned and a historical plaque has been mounted by the front door, noting the designation on the National Registry of Historic Homes. A dedicated parking space is deeded to the building directly behind the rear entrance gate. The Old House Guild plans to sell the building for residential or general business occupancy. The Guild thanks the City Commission and Administration for supporting this important endeavor and hopes to continue with future projects of this nature.
- **Columbus Avenue Revitalization Project** – during a virtual ceremony held on July 10, the Cleveland Restoration Society recognized the City Hall project, and related apartments and retail uses as the 2020 Urban Impact Award winner. This award was given during the Annual Celebration of Preservation. The award honors the project in Northeast/Northcentral Ohio that best demonstrates the positive and catalytic impact historic preservation can have within an urban core. For this project to win this prestigious honor, over the likes of much larger project in larger cities, is a testament to how impactful and meaningful this project is for Sandusky and region as a whole. The City wishes to thank the Cleveland Restoration Society for the award and recognition and also Marous Brothers Construction and SandCity, LLC for their commitment to the City and to historic preservation.
- **The Building Division is proposing to eliminate the registration of apprentice and journeyman electricians and plumbers beginning in calendar year 2021.** This

registration program within the City was created prior to the establishment of the Ohio Construction Industry Licensing Board (OCILB) which has full authority within the State of Ohio to regulate and register electrical, plumbing, HVAC and hydronics contractors. Based on this, our program is redundant and adds additional burden on the already licensed/registered OCILB/City Registered Contractors working in the City. The OCILB licensed and City Registered Contractors are ultimately responsible for the work they perform and those employed by them. The program was useful prior to the existence of the OCILB by requiring a level of competence from the contractors but is antiquated in its current form. The City will be bringing legislation in the upcoming months to revise relevant sections of our codified ordinances to reflect this proposed change for consideration.

- The city launched an online survey to illicit feedback for the Downtown Sandusky Master Plan on Friday 17th and as of the morning of Monday the 20 we already received over 600 responses. We want to make sure we hear from everyone. Please spend a few minutes filling out the survey and share it with your family and friends. The survey will be open until July 31st. The link can be on the City of Sandusky's social media account or at the following address <https://bit.ly/39nKvv1>

OLD BUSINESS

Dave Waddington gave information on the city clean up last weekend. They had 14 volunteers attend at Farwell Park, so they cleaned that then moved to Huron Park to do there and around the splash pad. They got there and the splash pad wasn't working so he alerted the city manager, and he contacted DJ Loomis who got it fixed in no time, likely an electrical problem. The next cleanup is the Bayfront, Saturday, August 1, 2020 at the Shelby Street Boat Ramp. More and more volunteers keep attending.

Dave Waddington brought up the volunteer wall, and desire to name Jim Corso and Jackie Collins as the first two names on the future volunteer wall. Each July, commission can name people to add to the wall. Volunteers put a lot of time and effort into the city. Judy Corso is in the audience, and Dave Waddington remembers her husband doing planter boxes at Ontario School. He would be working on them until dark. Jackie Collins spent hours taking care of, feeding, and giving kids rides. It is time to acknowledge people that give back. We recognize homes in the city, we can recognize volunteers too. Dave Waddington requests these two individuals be the city's first two. He offered there could be a committee to choose, including commissioners and residents, or however we can make it work.

Dick Brady said absolutely, we have a couple items to iron out, such as location for a permanent plaque and perhaps a method to select these worthy people. He added this city runs on the backs of volunteers who go unnoticed and unheralded, until we lose them. It is past time to recognize them. Commission Clerk McKenzie Spriggs was given the task of figuring out logistics and how a plaque might look and asked to bring back details at the next meeting.

Upon motion of Dave Waddington and second of Dennis Murray, the commission voted to name the first two volunteers to be on the Volunteer Wall: Jim Corso and Jackie Collins.

Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: 0. The President declared the motion passed.

NEW BUSINESS

Upon motion of Dave Waddington and second of Wes Poole, the commission voted to set a Public Hearing for a planned unit development at 1643 First Street for September 14. Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: 0. The President declared the motion passed.

The search for a new law director is underway. Dick Brady said this search will occur under the city manager's office with the assistance of the HR department. That recommendation will come back to the city commission for their consent. **He asked Dennis Murray to serve as the commission's conduit to that selection process and advise the commission of the direction they are going. Dennis Murray graciously agreed.**

Eric Wobser asked to address the business of the **acting law director**. Trevor Hayberger said as of 10:00 a.m. on July 27, 2020, Justin Harris submitted a scope of services and agreement to come back in the interim, until we select a full time law director. His scope of services and contract will come at the August 10, 2020 commission meeting. He asked the commission to approve him as the interim law director. Trevor Hayberger clarified this process is a bit different than when we replaced the former finance director, as the interim position was taken by an employee in-house. With it just being him, there is no one in-house to do this position. Justin Harris has served as law director previously and can hit the ground running.

Eric Wobser added that the fee would be \$6500 a month to keep Justin Harris on retainer, and the city plans to undergo a complete search and to fill this position as soon as possible.

Upon motion of Dennis Murray and second of Naomi Twine, the commission voted to approve Justin Harris as the interim law director.

Discussion: Dennis Murray expressed his sincere thanks for Trevor Hayberger's work over the last several years, in both the assistant and law director roles. He has watched him grow incredibly in those roles. The courts are lucky to have him as a magistrate judge and he will do an excellent job. Trevor Hayberger has done a tremendous job counseling the city and we wish him luck. Dick Brady and Eric Wobser echoed these sentiments.

Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: 0. The President declared the motion passed.

Dick Brady shared that **through the Great Lakes and St. Lawrence initiatives, he had the opportunity to have a one-on-one call with three significant legislators: Marcy Kaptur, Rob Portman's legislative assistant, and Sherrod Brown.** The purpose of those calls was to lobby them on behalf of Sandusky. The case he attempted to make is that our city has been disproportionately affected by the COVID-19 virus, from the standpoint that one would be hard pressed to find another city in the state of Ohio that stands to lose as much as 25% of the city's revenue, through the loss of one corporate citizen, Cedar Fair. That message did not fall on deaf ears, the legislators seemed receptive. We won't know what comes out of those calls for a little while, but he continues to be optimistic that there will be legislation that trickles down to small cities. The proof is in the pudding, and we will see when the pudding gets here.

Dick Brady said this is **Commission Clerk Kelly Kresser's last meeting.** She gave 33 years as an employee of this city and is going to a higher calling, helping as a grandmother. Dick Brady asked her to approach the commission table and gave her flowers. **Dick Brady then gave Kelly Kresser a Key to the City,** saying after 33 years of service she certainly deserves that. He is unsure what the key opens in city but said Kelly Kresser has opened many doors for the commission.

Kelly Kresser said it has been a great career and thank you to the entire commission.

Naomi Twine wanted to extend her congratulations for her years of service and decision to retire. She is elated for her. She will miss Kelly but will be calling her from time to time. She wanted to share how she met Kelly. Naomi Twine was applying for the charter review committee, and Kelly Kresser was so informative, explaining the duties and responsibilities as

she was hesitant to apply. She appreciates Kelly Kresser's openness, approachableness, and thinks she does a wonderful job representing the commission. She appreciates her work, dedication, and commitment to the city of Sandusky and to her job. She is extremely happy for her as she progresses into the next phase of her life, being a grandma, and that she will be helping assist in raising her grandchild. There is nothing better to retire for than something like that. She wishes Kelly Kresser and her family all the best.

Dennis Murray said thank you for going so far above and beyond the role of clerk. She has been an ambassador for Sandusky and an ambassador for the commission. It was not part of the job description but she made it part of the job description. She represented the commission so well and it is true what Dick Brady said in the paper, you make us look better than we deserve. Beyond that, in his six years holding the gavel, Kelly Kresser was a great counselor. She was never afraid to say, "Dennis, you do not want to do that." There are only two people he takes that advice from: Naomi Twine and Kelly Kresser. Thank you for her counsel and her friendship, the whole commission wishes her the best.

Dave Waddington asked who he is supposed to call now, three, four, five times a week. She always responded and got back to him. He has worked with Kelly Kresser a long time, perhaps longest on the commission. She has always been upfront and he knew he could trust her opinion. Kelly was often right. He said good luck and it is fun being retired.

Mike Meinzer said he had Dave Waddington beat and started with the city in the 1970s. Kelly Kresser started at the city as a young lady. She has kept him on track, getting to meetings, getting him agenda, throughout his whole career. Marge came first, who worked for Frank Link. Kelly Kresser took over for Marge, and McKenzie Spriggs is the new Marge. 30+ years goes by in the blink of an eye.

Blake Harris said there is not much more to add. He echoes his fellow commissioners. In his short time being commissioner, Kelly Kresser has made this transition as easy and pleasant as possible. He thanked her for being a mother figure to him while at the city. She has an amazing spirit and he wished her the best on her next journey, and wished her love and fulfillment.

CHARTER REVIEW RECOMMENDATIONS

Dick Brady acknowledged that Judy Corso, who served on the 2020 charter review committee was in the audience, and Chairman of the 2020 charter review committee Duff Milkie was on the call to help answer questions. The commission went through the recommendations one by one, with the members there to give context.

Section 4 – Qualifications

Consider changing the required minimum residency for city commission candidates from three years to 18 months.

Discussion: Naomi Twine agreed and said as a former charter review member and a current serving city commission, she believes anyone coming into the community and living here for 18 months is enough time to get acclimated and excited about serving. This is a good change and she will support this.

Dennis Murray noted neither the federal or state governments have an advanced residency requirement. Three years is quite significant and making this change expands and allows additional people to run. That is important and he will support this initiative.

Dick Brady said anytime you can provide an expansion of our charter that encourages more candidates to run, you get better candidates and he will support this also.

Wes Poole said he does not have a problem reducing this to 18 months because three (3) years was an arbitrary number to begin with. He would like to come up with a reason other

than how the commission feels about it, to change it. He is troubled because he understands that there are people on the charter review committee that want that changed because they have not lived here for three years, and would like to run for commission. The process leading up to this is troubling and he thinks process matters. Individuals who are going to benefit from a change should not be on a committee that makes a recommendation. He will vote yes but is lodging that he finds it unacceptable that folks benefitting from the change would lobby for that change. Additionally, the commission had eight (8) people run in the last election, so the suggestion that we need more people to run, does not exist. He is putting this out for full disclosure for the citizens, and letting them decide what they would like to do.

Trevor Hayberger clarified what the city is looking for in regards to a motion. The commission is to make a motion for the law director to bring back language, based on what the charter review has recommended, for a future special meeting.

Dave Waddington clarified that elections are always the second Tuesday, after the first Monday in November.

Dick Brady said it is the obligation of the commission to review these recommendations and allow them to be placed on the ballot for a decision to be made by the elected, or to reject them. The commission may amend the recommendation, add or subtract from them, as well as recommend any charter amendment outside of the charter review. What is occurring at the meeting tonight is they are recommending legislation be brought back to this commission to be voted on at a special meeting. A special meeting will need to be set to get legislation in before the deadline. The purpose of the discussion tonight is to go through the recommendations and ask the law director to create legislation that will be voted on.

Wes Poole said what was said is accurate but not precise. There is no requirement that the commission do anything with the recommendations, anytime soon. He said the commission does not have to put items on the ballot, if they choose.

Dick Brady said if it is the commission's intent to have any items put on the ballot for November, legislation must be passed and submitted to the Board of Elections 90 days before the election.

Upon motion of Dennis Murray and second of Mike Meinzer, the commission voted to have the law director to prepare legislation amending Section 4 of the city charter, changing the minimum residency requirement from three (3) years to 18 months.

Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: 0. The President declared the motion passed.

Section 6 – Salary & Bonds

Consider increasing the salary for a city commissioner to be commensurate with the State of Ohio Public Employees Retirement System (PERS) minimum for eligibility into PERS.

The wording should be written so that this is indexed with PERS and would allow for automatic adjustments to be made without having to revise our Charter to do so in the future. Currently, this threshold is \$8,076.90 which would be an increase of \$2,874 per year, per commissioner (x 6 = \$17,244 annually). The salary for the President/Ex-Officio Mayor which would be an increase of \$1,836 per year.

Discussion: Duff Milkie shared that the committee looked at a number of other cities around the area and state to see where those salaries were falling, for the services of commissioners and council folk. The impact of that compensation helps broaden the pool of candidates. The discussion was that we didn't want the compensation to be the driver of running, but in another sense we wanted it to adequately compensate people for the amount of time spent

at the meetings, committees and other functions that come with being a commissioner. One of the primary drivers of this change is the eligibility with the PERS system. The increase in salary puts commissioners on par to be able to participate in that system and index that, so it is part of the bundle that commissioners can expect for their service. After numerous discussions, the committee recommended what you have before you tonight.

Dennis Murray said there is a prohibition against voting against salary increases for your time in office. If there is an increase, it will be approved by the voters. He thanks the charter review committee for their work in this regard, this is one of the most controversial recommendations, but it is critical. The last round a candidate was gathering petitions, found out what the salary was going to be, and said they weren't going to continue file these petitions. This situation has happened before. We want to encourage people to run. We want highly qualified people to run and we do not want to see people discouraged because of the compensation. He will support this.

Wes Poole said if the citizens want to pay him more money, he is happy to take it. The charter exists so we protect the citizens and have control over what is happening in our city. Indexing this and connecting it to the state pension fund, causes him to ask the tax payers to pay careful attention and think carefully. Do they want to lose control of what the salary is? This is an interesting way to present this. A simple and straight forward raise in pay that the citizens could identify would have been neat. Instead it is tied to PERS. The city can probably convince the public that we do enough work and should be paid more, but they lose control after that. Now every time PERS changes their minimum, the salary for commissioners also changes. He thinks citizens should maintain control of what they pay city commissioners, just as the commission maintains control over what we pay employees of the city. He is going to vote no for this, although he would love to have a raise. This is a trick causing the citizens to lose control long-term.

Upon motion of Mike Meinzer and second of Dave Waddington, the commission voted to have the law director to prepare legislation amending Section 6 of the city charter, increasing the salary for a city commissioner to be commensurate with the State of Ohio Public Employees Retirement System (PERS) minimum for eligibility into PERS.

Additional discussion: Naomi Twine said this is always challenging for elected officials. It is good that this has gone through the charter review committee. It comes up regularly, at least since she has served, and it difficult to make these types of decisions. She believes there is room for an increase and thinks tying it into PERS is a good way to do that. Ultimately it will go to the citizens and they can decide. She will support this.

Mike Meinzer said Wes Poole mentioned people serving on the charter review committee were poised to benefit running for city commission. He does not see a lot of benefits to serving our community except for the desire to improve this community. If we get young people, whether 18 months or one year, we are finding new leaders. They still have to get elected, do not forget that. \$8,000 is not out of line for someone to dedicate their time to this position. He will support this.

Dave Waddington said when he was collecting signatures for office, one of the other candidates, who actually had more signatures than him at that time, asked him about the salary. He told them a commissioner makes \$100 a week. He responded no way, and then did not file. This increase is not that significant, commissioners spend their time on the phone with the public, going to events, hit up for donations, etc. If someone is going to run, they have to love the community and then get engaged in it. A lot of folks run and get on, commissioners have to read their packet and do their homework. Commissioners do not just show up on Monday and vote, there is a lot more to it. If the residents pass it, fine. If not, he does not see anyone stepping down from their position. This may encourage some folks with the retirement aspect in PERS.

Roll call on the motion: Yeas: Dave Waddington, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 6. Nays: Wes Poole, 1. The President declared the motion passed.

Section 16 – Price and mode of publication

Consider changing the requirement of publishing legislation in the newspaper by title only and adding a requirement to provide online notification *and* by posting in public places as designated by the City Commission.

With the advent of the internet and the electronic age we are in, the internet provides an instant means of adequate notification of legislation passed by the City Commission whether by ordinance or resolution. We believe providing information contained in the title or the first paragraph to introduce the topic of legislation as well as where to read/obtain the full text is sufficient for the public to get this information if they so desire. Additionally, a requirement to post the information on the city's website and in city facilities should be done in conjunction with this newspaper notification.

Discussion: Duff Milkie said the charter review committee's discussion centered around the advantages of modern technology and the ability to disseminate information more readily than has been available in the past, and when the charter was written. This suggests there might be a better way to get the information out to the public, whether the city's website which is a regular order in today's world and people know where to go to get that information. Additionally, providing access to that information at physical sites, as designated by the city commission, for folks who do not have access to the internet. All this is coupled with a trimmed down advertisement in the newspaper, using the title and the descriptor, to notify the public of city activities. That was intended to marry modern technology with current practices to allow a bridge to disseminate that information.

Dave Waddington said recently, the city took out a full page in the register, in the legal section. If we condense it down, that might be smart. He does not know how many people read that.

Wes Poole asked what exactly is going to be changed in this charter amendment.

Duff Milkie explained we are looking at sections 15 and 16; 15 looks at what needs to be published and 16 is how it is published. This only impacts the methodology of distribution, not the content.

Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to have the law director to prepare legislation amending Section 16 of the city charter, to change the requirement of publishing legislation in the newspaper by title only and adding a requirement to provide online notification *and* by posting in public places as designated by the City Commission.

Additional Discussion: Wes Poole said this has been tried before and it was solemnly defeated. He recognizes that likely 40% of the folks in the community do not have internet access. He is fine putting this out there but we will just have to see how the voting goes.

Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: 0. The President declared the motion passed.

Section 25 – Expenditures

Consider raising the threshold for competitive bidding to \$50,000, and raise the threshold for expenditures requiring legislation to \$50,000.

Discussion: Duff Milkie said Section 25 of the City Charter was last amended in 2000 and costs for goods and services have risen considerably simply by inflation. Initially, there was discussion about pairing this with the Ohio Revised Code so this section of the charter would not have to be amended again. After discussion, we believe setting these amounts both for the competitive bid threshold and for the amount requiring legislation would maintain some local control for the City of Sandusky, while reflecting the cost environment that the world now represents. The current threshold is \$10,000 and the recommendation is to take them to \$50,000.

Dave Waddington said he watched the discussion on this but would feel comfortable moving to \$25,000. He asked Duff Milkie if there was discussion about a figure in between the \$10,000 and \$50,000 figure.

Duff Milkie said there was discussion around other lower figures but \$50,000 was ultimately recommended via consensus and voted on by the committee.

Trevor Hayberger clarified that there are two items to discuss here—the competitive bidding aspect, which the charter review committee was fully on board with the \$50,000 threshold and secondarily, the items requiring legislation. The idea of a lower figure was batted around in the second discussion, requiring legislation.

Dick Brady asked if this single legislation would amend both the competitive bidding threshold and the expenditures requiring legislation threshold. Trevor said yes, it would.

Wes Poole asked regarding competitive bidding how many projects are impacted, the types of projects, and how often this is an issue.

Aaron Klein said they are impacted several times a month and it is more than on occasion. It often happens with a simple piece of equipment that costs \$10,000. It is difficult and delays things. It not only delays projects but equipment purchases.

Eric Wobser added that he spoke to Troy Vacarro who oversees the city's fleet division. This issue often comes up with the city's ability to purchase vehicles, which tends to happen an inconvenient times and when vehicles come up for a deal, we lose because of the inability to move that quickly.

Dick Brady added as the liaison to the engineering department there are very few things that cost less than \$10,000. That department likely sees the impact more than any other department. He would like to point out this money doesn't appear out of thin air, it is found in the department's budget, which was ultimately approved by the commission. The commission is not giving anyone a blank check. This money is already accounted for.

Naomi Twine asked what kind of feedback and thoughts the commissioners have regarding lowering the threshold to \$25,000.

Mike Meinzer said in response to Naomi Twine, he was involved in the 2015 charter review and at that time they were requesting \$20,000, it was defeated, however in today's market it is micromanaging to hold department heads to spending only \$10,000 or \$20,000. There is a budgetary process, where they present that information to the commission, there is a finance committee that reviews this, there is a state audit committee that reviews this, there is Ohio's Open checkbook website where any resident can review what the money is spent on. He thinks it is micromanaging to limit people to less than \$50,000. Ohio Revised Code allows a threshold of \$50,000 for a purpose. That is a recognized standard that any progressive city is going to follow. The men and women leading our departments know what they are doing. Checks and balances

exist all over the place. He does not know what aluminum ferrous chloride is when Aaron Klein presents a \$50,000 chemical budget for that. He said when Aaron Klein says we need it to have clean water, he has to vote for it. In previous legislation he saw that EPA mandated \$83M in water improvements and we negotiated down to \$18M. That type of money is mind-boggling and to limit directors to \$10,000 seems silly. For the citizens and residents, we need to go sell them on efficiency and how much better we can do our jobs if given this latitude.

Trevor Hayberger pointed out research he has done previously for the charter review committee. The state, the counties, the villages, the townships, the metroparks, and the libraries have bidding thresholds of \$50,000. Many surrounding communities were at \$50,000 and almost all were more than \$10,000.

Wes Poole asked what process would take place if the threshold were changed to \$50,000. What process would happen instead of the formal bidding.

Aaron Klein said we have lost several bidders when we ask them the cost to do a project. They will give us a price of \$12,000 and we let them know we need to formally bid the project. They say they don't want to bond it, do the insurance for \$1M, and do all the extra things added onto it, because it's not worth the \$10,000 to them. It makes it complicated and reduces our possibility of lower budget projects, to move forward. If we get to the point we are going out to a bid, we come to commission first and foremost, to request approval to go out to bid, then we prepare those bid documents, then analyze all those bids, then come to commission for formal approval. As far as purchasing equipment, if it exceeds \$10,000 we go through that same approval through commission to acquire the equipment.

Anything under the threshold still requires multiple quotes (3). Items from \$1,000 to \$10,000 currently requires quotes.

When that number is raised, it expedites the process. One example is Lions Park Shoreline stabilization—that project could have gotten done months earlier if we had the opportunity to not go through the bidding and design process. We would still get designs and do it the right way, but there is a difference between preparing biddable documents as compared to constructible documents. Even when preparing documents for a vehicle, it is preparing those specs for exactly what you want, analyzing proposals line for line, etc. None of those processes would change, it would just create more flexibility, free up staff time, and allow us to have more bidders and people submitting on the project as they do not have to carry all the state bonds and assurances that are required to enter into that contractual obligation.

Dave Waddington said if they want to go with the \$50,000, go for it. But this is a tough economy and he thinks it would be easier to sell \$25,000 to public. He will support whatever the commission chooses to go with and he understands cost and bidding but thinks it is a big jump. In 1998, the threshold was \$5,000.

Wes Poole thinks Dave Waddington is likely correct. He does not think the staff have provided anything that suggests the threshold should be \$50,000. We do projects every year, all the time, and the inability to share how often this occurs and how we could benefit from it, it does not sound like we have done our research. **Wes Poole would like to make a motion that when an expenditure exceeds \$25,000 a formal competitive bidding should be required.**

Dave Waddington, Dick Brady and Trevor Hayberger confirmed that legislation can be amended to whatever the commission sees fit.

Trevor Hayberger asked Wes Poole to clarify if he would like to change the threshold to come to commission to \$25,000 as well, or if it is just the competitive bid.

Wes Poole said his motion is just for the competitive bidding and he would keep the legislation that comes to commission at \$10,000. He sees that we can benefit from the competitive bidding. The expenditure portion is giving a child a blank credit card and not learning about it until the bill comes. That is not good governing, in his perspective. **Without a second, that motion fails.**

Mike Meinzer said to answer Dave Waddington's concerns, selling it could be difficult, although Dave Waddington would be the best one to go out and sell it. Mike Meinzer said we like to compare ourselves to Perkins Township, and asked what their threshold is.

Trevor Hayberger responded that the threshold for Perkins Township government is \$50,000.

Upon motion of Mike Meinzer and second of Dick Brady, the commission voted to have the law director to prepare legislation amending Section 25 of the city charter, to raise the threshold for competitive bidding to \$50,000, and raise the threshold for expenditures requiring legislation to \$50,000.

Dave Waddington asked the other commissioners to weigh in what their thoughts are and Dick Brady reiterated that he requested additional discussion.

Wes Poole said the budgets are broad categories with thousands of dollars in them. It does not identify what a \$49,000 purchase would actually be. After the money is spent, you can look and see what the money is spent on, but this is absolutely a blank check for up to \$50,000. He thinks this is a tad bit reckless.

Dennis Murray said he hesitated to second Mike Meinzer's motion as the \$50,000 seems unachievable politically. It is likely the right policy but this is an instance where the perfect gets in the way of the good. He would move to modify both thresholds to \$25,000.

Blake Harris agreed with Dennis Murray. After touring the facilities, one might be surprised at the cost of equipment. There was a piece of equipment he could hold in his hands that costs more than \$10,000. To remedy this and get things fixed quickly, is important. To find a happy medium, he thinks the \$25,000 accomplishes that.

Dick Brady asks if Mike Meinzer is willing to amend his previous motion, from \$50,000 to \$25,000.

Mike Meinzer says yes, he would and he wants to give credit to Naomi Twine who was the first to mention a \$25,000 figure. He can see this is the middle ground.

Mike Meinzer amends his previous motion, from \$50,000 to \$25,000 for both the competitive bidding threshold and the threshold for expenditures requiring legislation from the commission.

Upon motion of Mike Meinzer and second of Dick Brady, the commission voted to have the law director to prepare legislation amending Section 25 of the city charter, to raise the threshold for competitive bidding to \$25,000, and raise the threshold for expenditures requiring legislation to \$25,000.

Additional Discussion: Wes Poole says he does not support arbitrarily spending money. He is going to vote no and if passes, let the public decide. He also would like to point out he does not think city operations have slowed down with a \$10,000 spending limit. Waiting a week to present to the city commission is not going to slow it down.

Trevor Hayberger clarifies that we will do two votes. The first being on the amended motion from Mike Meinzer. The second round of voting will be to order in the legislation.

Roll call on the amended motion: Yeas: Dave Waddington, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 6. Nays: Wes Poole, 1. The President declared the motion passed.

Roll call on the legislation being drafted: Yeas: Dave Waddington, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 6. Nays: Wes Poole, 1. The President declared the motion passed.

Section 27 – Civil Service

Consider editing this section of the charter to require ten out of twelve years active years of service to be considered for the position of Fire Chief or Police Chief. Additionally, add the titles of Lieutenant, Captain and Fire Marshal, or their equivalent, for consideration of appointment to the position of Fire Chief; add the title of Sergeant, or its equivalent, for consideration of appointment the position of Police Chief.

Discussion: Duff Milkie said changing the active years of service requirement from ten out of twelve years would be helpful if the city were to ever find itself in a position where a candidate with previous tenure in law enforcement or fire service would be deemed ineligible simply because they may have had a short break in service. Currently, if someone were chosen for either position but decided not to stay for any reason, the person who previously held that position could not return to service, even as an interim department chief. The rank and title changes are being requested to broaden the pool of candidates by making persons who may have served in similar capacities on other departments eligible. We understand ranks and titles vary from one department to another so adding an equivalent rank makes perfect sense and will help to provide choices for both positions in the future. He emphasized this doesn't mean that they would get the job, but these changes are intended to allow more people to become involved in the process and there would be a broader spectrum of choices. He added that input was received from both Police and Fire Chiefs in regards to the ranks. He noted the Fire Chief ultimately asked for the language to only include captain, removing lieutenant and fire marshal. The Police Chief was in support of the language accepting the ranks as written.

Chief Rick Wilcox said the intent initially was to broaden the pool of applicants, and after the recommendation was made he talked with his leadership team. The last time the position was open, there was one candidate that applied from the city of Sandusky. His leadership expressed they would rather be led by someone with the rank of captain or higher. He concurred and then shared this change in recommendation.

Naomi Twine said she is supportive of the recommended changes from the charter review. Having heard Rick Wilcox, worked with John Orzech and having served on previous Chief search committees, the legislation opens up opportunities for more people to respond to those positions. She appreciates the charter review committee asking the questions and getting the background they did.

Mike Meinzer liked Rick Wilcox's recommendation for captains and above. It takes a certain amount of time and experience to be ready for this position. He likes civil service, the exams, the anonymity for testing, it knocks out nepotism, etc. With that being said, succession planning in the past at the city had lieutenant, captain, battalion chief, assistant chief, and chief. Now they are down to lieutenants, captains and chiefs, from budget cuts and the elimination of positions. We are reaching down into the ranks, with only one competitive exam, and the fire marshal is an appointed position. We do not want that. If

we get back to having an assistant Chief, we could train this person to be ready to step in and fill his role. Many other departments have deputy chiefs. There are many people in Ohio that we could pull from if Rick Wilcox decides to retire.

Wes Poole asked Rick Wilcox to expand on the conversation with his men. What was their reasoning?

Rick Wilcox said the leadership expressed they want a chief that is at least at “command level.” That reason alone was enough for him to reconsider.

Wes Poole asked John Orzech what the minimum requirement is for taking a sergeant’s exam.

John Orzech said they must have two years as a patrolman then can take the sergeant’s exam.

Wes Poole said widening the pool to allow someone with two years’ experience on patrol to be a police chief is an unnecessary exercise. Fireman are pretty smart. The concept of the Chief of Police coming from someone having two, three, or four years’ experience, does not make sense to me. Progression up the ranks means getting someone who has broad experience running the department and been in several different positions. Two years as a patrol person is hardly where we want to take this department, by law.

Trevor Hayberger said the thought of the sergeant is not so much for our force, it can be, but as Mike Meinzer has said, a community sees the impact of cuts in the ranks. The local sheriff’s department no longer has lieutenants. A sergeant there with 20 years’ experience, would make a good candidate for our Police Chief, but currently he/she would not be allowed or qualified to put their name in. That is the thought process, when looking outside our department, terminology of ranks can look different.

Wes Poole said he appreciates Trevor Hayberger’s thinking. The idea of having rank is tied to responsibility. The police department is a quasi-military set up. Sergeants, the job they do and what they are responsible for, has little to do with running a department, which is why you have the delineation. You cannot be a lieutenant this week and expect to be the general next week. We have to live with whatever we write as a law. Intentions have little to do with it. Our sergeants, with little more than two years’ experience, are now eligible to take up our time and try to be the chief. This is a bad idea.

Upon motion of Naomi Twine and second of Dennis Murray, the commission voted to have the law director to prepare legislation amending Section 27 of the city charter, Consider editing this section of the charter to require ten out of twelve years active years of service to be considered for the position of Fire Chief or Police Chief. Additionally, add the titles of Lieutenant, Captain and Fire Marshal, or their equivalent, for consideration of appointment to the position of Fire Chief; add the title of Sergeant, or its equivalent, for consideration of appointment the position of Police Chief.

Discussion: Trevor Hayberger asked if Naomi Twine’s motion intends to leave out the language Rick Wilcox asked to be removed. Naomi Twine said she misunderstood, and did not realize that Rick Wilcox would like the language changed.

Rick Wilcox clarified and said initially they recommended both “fire marshal” and “lieutenant” to be added. However after talking to his leadership, they overwhelmingly supported someone with command level experience from the captain level or above. For example, they used the search last time as an example that there was no shortage of applicants. He originally thought this would give others good experience as far as assessments for exams. However, after listening to the leadership team he has retracted that and requests withdrawal of that original recommendation.

Naomi Twine asked similar to the comparison with police, with the sheriff's department, is the comparison true in the fire department? She added with Rick Wilcox's experience in East Cleveland, outside the community, he might be able to give perspective.

Rick Wilcox said you might see the same scenario in fire. Other departments may eliminate the position of captain. In East Cleveland they go from deputy chief down to lieutenant, there is no captain rank to be considered. The person you succeeded him was in the position of lieutenant. That is a possibility. Where battalion chiefs are eliminated, some departments are led by lieutenants.

Naomi said she supports her recommendation as submitted, as the charter review recommended. She is looking at opening up the ability for people to apply. We always want to consider folks from our own departments, but we want to allow others from different communities to also apply.

Roll call on the motion: Yeas: Dave Waddington, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, 5. Nays: Wes Poole, Mike Meinzer, 2. The President declared the motion passed.

Dick Brady asked if there were any other charter amendments they would like to review and ultimately amend. No one commented.

Dick Brady said some decisions need to be made by the commission whether these items get brought to the ballot. He asked if Trevor Hayberger was going to prepare legislation to bring before the commission.

Trevor Hayberger said whatever we want to vote in must be certified and to the Board of Elections by 4:00 p.m. on August 5, 2020. August 3, 2020 might be a good for a special meeting, as it allows Squires enough time to draft the legislation prior to the meeting, and then if there are any minor changes afterwards, they are given August 4, 2020 to make those changes.

Upon motion of Dennis Murray and second of Naomi Twine, the commission voted to set a special meeting for August 3, 2020 at 5:00 p.m. to discuss items to put on the November 2020 ballot.

Discussion: Wes Poole said he will not be in town and will need to be excused from that meeting.

Roll call on the motion: Yeas: Dave Waddington, Wes Poole, Blake Harris, Dennis Murray, Dick Brady, Naomi Twine, Mike Meinzer, 7. Nays: 0. The President declared the motion passed.

Dick Brady extended his deep gratitude for the work the 2020 Charter Review Committee performed. It took a great deal of time by these 15 members. He thanked Duff Milkie for his leadership on the committee. The last voice on these items will be the electorate.

Duff Milkie thanked the commission for their ongoing efforts to progress the community forward and this committee was happy to play a small role in that progress.

AUDIENCE PARTICIPATION

Sharon Johnson, 1139 Fifth Street, via email: rolliejohnson@buckeye-express.com said back in 2014, the income tax and admission tax was increased, but it seems that was not enough for the city.

The commissioners claimed they knew nothing about what the city manager and the lobbyist were up to when they asked the State Representative to increase the income tax by .5% without voters' approval. An e-mail is indicating that at least one commissioner knew about the request.

Even the lobbyist expenditure was under the \$10,000 limit, there was a contract involved that needed approval by the commissioners.

Both the city manager and the lobbyist are well aware of their professional boundaries. There should be some accountability rather than a slap on the hand.

To restore some kind of trust, I ask that the commissioners' restore the checks and balances by placing the city attorney and the finance director back under the seven commissioners. In addition, the \$50,000 increase in expenses, as a charter amendment, should not be placed on the ballot in November. The city is in a financial crisis and the amendment would allow more spending to go unchecked.

Marie Hoch, via email: marie9501@sbcglobal.net said, as a resident of Sandusky, she has spent more time in the past couple years observing what is going on in our city government. She watches many of the commission meetings to get an idea how city issues are handled.

She is appalled at the attempt to saddle the residents with more income tax without going to the voters. She appreciates the commissioners who spoke against this and brought this issue out for the public to see what kind of administrator we have.

Also, if the commission is so concerned about looking to the future, why are so many agenda items passed as emergency legislation. She believes this emergency legislation process is being abused when passing items that are not truly an emergency. If so many of these are truly emergencies, then something needs to be done so that these items come before the commission in a more timely manner.

Her opinion is the city has too many administrative and assistant administrative positions and too few "working" positions. Any further position cuts or salary cuts should come only from the administrative and assistant administrative positions.

Thomas LaMarca, via email: thomaslamarca.tl@gmail.com said, the Mylander Pavilion Building having recently been completed for nearly a million dollars, is to be made available for daily rental however there's no information on the doors giving contact information or pricing. He would guess that a market study for the need of this building also gave the anticipated daily rate schedule and annual revenue projections.

He thinks a simple: "for rental information, call 419.625.xxxx" stenciled on the doors windows would be a nice start.

Are we going to use Covid as an excuse not to rent this property?

Tim Schwanger, via email: schwangers@aol.com said, the relocating of the dumpster at the end of Meigs Street adjacent to the Sandusky Bay Pavilion has been discussed at two Coffee with Commissioners meetings and has not been addressed.

It is not clear if the City or Sandusky Bay Development owns the dumpster. Driving and looking north on Meigs Street, the location of the dumpster is not eye appealing. If it belongs to Sandusky Bay Development, it should be moved to their property. If it belongs to the City, it should be moved further west.

ADJOURNMENT

Upon motion of Dave Waddington and second of Mike Meinzer, the commission voted to adjourn at 7:42 p.m. The President declared the motion passed.

A handwritten signature in blue ink, appearing to read 'MKS', is written on a light blue grid background.

McKenzie Spriggs
Commission Clerk

A handwritten signature in blue ink, appearing to read 'Richard R. Brady', is written on a light blue grid background.

Richard R. Brady
President of the City Commission