

Dennis Murray called the meeting to order at 5 p.m. after the Invocation, given by Greg Lockhart, and the Pledge of Allegiance.

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

City staff present: Aaron Klein – Public Works Director, John Orzech – Police Chief, Mario D’Amico – Fire Captain, Matt Lasko – Chief Development Officer, Angela Byington – Planning Director, Stuart Hamilton – IT Director, Hank Solowiej – Finance Director, Trevor Hayberger – Acting Law Director, Eric Wobser – City Manager and Kelly Kresser–Commission Clerk.

APPROVAL OF MINUTES

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

AUDIENCE PARTICIPATION

Bryan Kasper, 2007 Cedar Point Road, said the city has legislation pertaining to mowing; he has 16 parcels which are mowed by other people but he recently switched to another vendor. They only mowed 15 of the 16 parcels and without any notice, he received a \$500 invoice from the city to remove the overgrown weeds. He paid this bill, but thinks it is a bad idea how this ordinance is set up as property owners are not notified. This wasted a lot of time and energy on the city’s behalf and if he had simply received a call or a letter and time to comply, this would have eliminated a lot of hassle. Dennis Murray said when this legislation was adopted, it was meant for recidivism, not people like him (Bryan). Dick Brady said he was also billed for the same thing for at one of his properties which was simply missed and does not think this was meant to be punitive; there is not a mechanism in place to give us absolution from this, but we can work on it. Wes Poole said there are probably a limited number of property owners who have large contractors who cut and it should not be a burden for us to adjust this. We should be able to call and tell the owners in these circumstances. Naomi Twine asked if the city sends notices before we actually cut and Dennis Murray said our legislation does not allow for this. Matt Lasko said the ordinance adopted went into effect in 2016 and stated vacant land and/or vacant properties (commercial/industrial) do not receive notification. All owner-occupied properties, occupied businesses or companies will still be subject to the city’s certified mailing system.

PRESENTATION

Dennis Murray said we have long anticipated a response or direction for the **new Justice Center** and tonight Jeff Meyers and Sean Barbina from DS Architecture are here to make a report. The site selection committee included Judge O’Brien, Chief Orzech and Commissioner Twine. Jeff Meyers, DS Architecture, said they have been working with this committee to look at more than 20 different sites in the city for the new Justice Center. Some of the sites were studied at great length while others were weeded out quickly using a rating matrix with different attributes the city was looking for. The Police Department and the Municipal Court should fit and include rapid egress, developable land by economic development and others. This did limit the number of sites they looked at in great detail. A police station should be located on a main artery road of Sandusky which has a unique grid because of its angled streets which create different greenspaces. We also have a courthouse, a police station, auxiliary common spaces needing to be taken into account and a lot which will function for a 36,000 to 37,000 SF building with adequate parking for these functions. The process of design thinking is to get lots of different ideas from different people, talk about the ideas and converge to test and challenge them. There were a lot of interviews and this was an integrative process. The 2018 vision plan was looked at as far as how the comments in this plan might apply to different locations. There are some common themes throughout the 2018 vision plan including safety, community policing areas, outdoor activities including public art or plazas, a connection with the rest of the city and the ability to communicate with the rest of the city’s staff members. After-school recreational programs were considered potentially at this site as well. Three sites made their way to the top

of the list including one on Tiffin Avenue, the former American Crayon site and the PNC/Merry Go Round Museum (MGRM) site. The city went out for a RFP/RFQ process and accepted submissions for land to be studied and the only response came from the MGRM site which met the initial criteria. A FIT plan was done for each of these three sites looking at square footage, levels necessary, parking spaces and issues to overcome with each. The group also looked at connecting the PNC to the MGRM site and parking as well as use of the PNC site only. The former American Crayon site can meet both the needs of the Justice Center and other city functions because of activity space that could be programmed. A full analysis and drawings were created for the American Crayon site to understand the different spaces, placing spaces into the building and seeing how they would fit. The fourth site studied was the former Cardinal Grocery site on East Washington Street which was downtown; this was quickly ruled out in comparison to the other two. The Police Chief and Judge were very concerned about anything above two stories at the former PNC site and their preference is to being a one-story building and there is a lot of positive functionality with this concept. The fatal flaw of the PNC site was the amount of parking which would be needed to be pushed onto the streets around this area. The conversations then started with the Recreation Department and what type of amenities they may need including a tournament-level of seven tennis courts on site and a central home for the department. The former American Crayon site lends itself to more than simply the Justice Center. This is along the Healthy Hayes Corridor, is close to the new Sandusky City Schools and Sandusky Central Catholic School and the idea of a Police Station, court and recreation area makes a lot of sense. An in depth zoning analysis was done to make sure the setbacks, height and parking regulations were adhered to. Urban design concepts were completed to show how the site would be affected and how it would connect to the downtown. There needs to be enough of a buffer for the residential area to the north; there is a gas line which runs through the middle of the site; a railroad track runs along the north and an underpass to the west. A rendering was then done showing recreational activities (pickle ball, splash pad, and plaza) with ample room for the court and the police station. This site is owned by the city and property will not have to be purchased. It has been through the Phase I and Phase II environmental cleanup and there is a lot of potential with this site. Dick Brady asked if there is a timeline for completion of this project; the existing police and court must stay functional until the doors to the new building are opened. Jeff Meyers said a Request for Qualifications (RFQ) process will be the next step, the respondents will be narrowed to three and negotiations will be done which will take through the end of 2018 or early 2019. Next there will be ten to fourteen months of design work for civil engineering, mechanical, plumbing and structural work to be completed. This will be a design/build project which will provide an ability for the city to have the most control over the project. Drawings should be completed by February, 2020, and the next step would be to bid the project and construction is estimated to be 16 – 24 months. Dennis Murray said he is fully prepared to support this conclusion to select this site and Eric Wobser said the staff's recommendation is for a vote to select it in order to move into the next phase for the project. Wes Poole said based on what has been presented, the conclusion does make sense and is curious what criteria was used to determine how this will improve the police service and how this location relates to providing it; he would also like to compare and contrast the space needs with what is currently available to see what improvements will be made with this change. John Orzech said this site was the best although they would have liked a site in the downtown district. The Hayes Avenue site has ingress and egress, allows access to downtown, Perkins Avenue and the east and west areas of town rather quickly through the main thoroughfares. The largest percentage of our calls for service are in Zone 2 which includes from Hayes Avenue to Mills Street and the second largest is from Hayes Avenue to Sycamore Line so this would put the station in the middle of 68 – 70 percent of their calls. The original site on Tiffin Avenue was too far west and they would have struggled to get anywhere else in town and is largely why this site was selected. Sean Barbina said extensive interviews and studying was done and after looking at each site, speaking with the staff in the Police Department, figuring out how large of a space each department would need and how existing spaces are utilized, this site would provide equal space for needs but the current building does not have efficiency because of its layout. The existing building would be very difficult to renovate with the configuration of the structural walls and they will be laid out so as to be more functional and coordinate with each other. Dennis Murray said it is exciting to get to the end of

this process and know where this will be placed. This will not be exactly as shown because we still have to go through a very detailed process to develop drawings and work with architects to figure out exactly what is needed. It has yet to be determined if a Recreation Center or other amenities will be built and these decisions will be made down the road. Many will involve the Sandusky City Schools as we may be able to share some expenses for assets and funding will have to be looked at. Wes Poole said as this goes forward, the public needs to understand we are getting a new building which serves a purpose beyond just providing a different place for the Chief to hang his hat and said he would like to know what improvements will be made and how we will benefit from it.

Upon motion of Dick Brady and second of Dave Waddington, the commission voted to move forward with the recommendation of the Justice Center Site Selection Committee to choose the former American Crayon site for the new Justice Center. Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. The President declared the motion passed.

CURRENT BUSINESS

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

CONSENT AGENDA

Dennis Murray asked if anyone wished to remove any of the Consent Agenda items. There were no requests to do so.

A. Submitted by Matt Lasko, Chief Development Officer

2017 RESIDENTIAL DEMOLITION PROJECT #1 – CHANGE ORDER & FINAL (\$340 DEDUCT)

Budgetary Information: Change Order #1 and final will decrease the contract with Master Renovations, Inc. by \$340. The current contract amount with Master Renovations, Inc. is \$81,050. The revised contract amount including Change Order #1 is \$80,710. This project will be paid for with FY 2017 CDBG funds.

ORDINANCE NO. 18-177: It is requested an ordinance be passed authorizing and directing the City Manager to approve the first and final change order for work performed by Master Renovations, Inc. of Orville, Ohio, for the CDBG FY 2017 residential demolition project #1; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

B. Submitted by Aaron Klein, Director of Public Works

ANNUAL COOPERATIVE PURCHASING AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION

Budgetary Information: This action will not impact the city's general fund.

ORDINANCE NO. 18-162: It is requested an ordinance be passed authorizing the city's participation in the Ohio Department of Transportation's cooperative purchasing program; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

C. Submitted by Hank Solowiej, Finance Director

APPROPRIATION AMENDMENT #3

Budgetary Information: Appropriation amendments are required to update the budget for current and previous actions of the city. Examples include but are not limited to: recreation programs, fleet maintenance supplies and materials, CDBG capital projects, software purchase for rental registration program/code enforcement/building department and for the storm water utility program.

ORDINANCE NO. 18-163: It is requested an ordinance be passed adopting amendment #3 to Ordinance 18-066 passed by this City Commission on March 26, 2018, making general appropriations for the fiscal year 2018; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

D. Submitted by Jane Cullen, Project Engineer**CEDAR POINT EJECTOR STATION IMPROVEMENTS - CHANGE ORDER & FINAL (\$11,813 DEDUCT)**

Budgetary Information: Change Order #1 was for a time extension changing the completion date from May 15, 2018 to June 15, 2018 and did not change the original contract amount. Change Order #1 was passed at the City Commission meeting on May 14, 2018, per Ordinance #18-094. Change Order #2 and final, a deduction of \$11,813.71 will revise the original contract amount of \$338,700 to \$326,886.29 and will be paid with sewer funds.

ORDINANCE NO. 18-164: It is requested an ordinance be passed authorizing and directing the City Manager to approve the second and final change order for work performed by Hank's Plumbing & Heating Co., Inc. of Toledo, Ohio, for the Cedar Point #14 ejector station improvement project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

E. Submitted by Jane Cullen, Project Engineer**LINCOLN STREET – CHANGE ORDER #1 & FINAL (DEDUCTION)**

Budgetary Information: Change Order #1, a deduction of \$9,943.87 will revise the original contract amount of \$160,907.70 to \$150,963.83. The final costs are paid by the water fund in the amount of \$107,833.46 and sewer funds in the amount of \$43,130.37.

ORDINANCE NO. 18-165: It is requested an ordinance be passed authorizing and directing the City Manager to approve the first and final change order for work performed by Ed Burdue & Co., LLC, of Sandusky, Ohio, for the Lincoln Street water and sewer replacement project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

F. Submitted by Jeff Keefe, Project Engineer**AUTHORIZATION TO SUBMIT APPLICATION TO OHIO PUBLIC WORKS COMMISSION FOR THE BUCHANAN STREET RECONSTRUCTION PROJECT**

Budgetary Information: There is no cost to submit the application. Notification of award would be in December, 2018, giving sufficient time to allocate resurfacing dollars during the city's FY 2019 budget process. If awarded, the project would be constructed during the second half of 2019 since funds would not become available until July. If awarded, any matching funds required would be incorporated into the 2019 budget. The cost of this project is estimated to be \$350,000 and we are requesting a 50/50 split. Therefore, the cost to the city would be \$175,000. The application will be written to maximize the amount of points received, increasing the possibility of being awarded, based on grant money requested versus available capital funds.

RESOLUTION NO. 033-18R: It is requested a resolution be passed authorizing the submission of an application by the City Manager for financial assistance and to enter into a project agreement with the Ohio Public Works Commission in order to participate in the Ohio Public Works Commission's state capital improvement and/or local transportation improvement programs authorized by Chapter 164 (Aid to Local Government Improvements) of the Ohio Revised Code for the Buchanan Street reconstruction project – Hayes Avenue to Campbell Street; and declaring that this resolution take immediate effect in accordance with Section 14 of the city charter.

G. Submitted by Jane Cullen, Project Engineer**AUTHORIZATION TO SUBMIT APPLICATION TO OHIO PUBLIC WORKS COMMISSION FOR THE THORPE DRIVE CULVERT REPLACEMENT PROJECT**

Budgetary Information: There is no cost to submit the application. Notification of award would be in December, 2018. If awarded, the project would be constructed during the second half of 2019 since funds would not become available until July. If awarded, any matching funds required would be incorporated into the 2019 budget. The cost of this project is estimated to be \$325,000 and we are requesting a 50/50 split; the cost to the city would be \$162,500 to be paid with sewer funds. If funds are not awarded from the OPWC, the cost of the culvert project (\$233,000) would be paid with the sewer fund and the resurfacing portion excluding the culvert area would not be completed.

RESOLUTION NO. 034-18R: It is requested a resolution be passed authorizing the submission of an application by the City Manager for financial assistance and to enter into a project agreement with the Ohio Public Works Commission in order to participate in the Ohio Public Works

Commission's State Capital Improvement and/or local transportation improvement programs authorized by Chapter 164 (Aid to Local Government Improvements) of the Ohio Revised Code for the Thorpe Drive culvert replacement project; and declaring that this resolution take immediate effect in accordance with Section 14 of the city charter.

H. Submitted by Amanda McClain, Housing Manager

SALE OF PROPERTY TO HABITAT FOR HUMANITY THROUGH LAND ACQUISITION PROGRAM

Budgetary Information: The cost associated with this purchase and sale agreement is the total amount of the title search, closing costs, deed preparation and any other customary fees that may be due and payable in the ordinary course of the sale and purchase transaction. The city will recoup the cost of the expenses from the sale. The taxing districts will begin collecting approximately \$1,299.32 per year in real estate taxes which may increase once construction of the residence is completed.

ORDINANCE NO. 18-166: It is requested an ordinance be passed declaring that certain real property owned by the city as part of the land reutilization program identified as Parcel #57-03707.000, located at 1201 East Parish Street is no longer needed for any municipal purpose and authorizing the execution of a purchase and sale agreement with respect to that real property; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Nikki Lloyd and second of Naomi Twine, the Commission voted to accept the Consent Agenda and declare all ordinances and/or 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/or resolutions whether it be in full accordance with Section 13 or Section 14 of the City Charter. Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. Roll call on the ordinances and resolutions: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. 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 Hank Solowiej, Finance Director

CONTRACT WITH THE ASHLEY GROUP FOR CONSULTING & BROKERAGE SERVICES FOR THE CITY'S HEALTH INSURANCE PROGRAM

Budgetary Information: The cost will be \$4,000 per month for 2019, 2020 and 2021 and will be paid from the health insurance fund.

PASSED AT FIRST READING: It is requested an ordinance be passed authorizing and approving a consulting and brokerage agreement with The Ashley Group of Sandusky, Ohio, for the administration of the city's health insurance program for the period of November 1, 2018 through October 31, 2021.

Upon motion of Naomi Twine and second of Nikki Lloyd, the Commission voted to approve this ordinance at first reading.

Discussion: Hank Solowiej said this is a renewal of the contract for health insurance brokerage and consulting services. The city previously was a member of a health insurance pool and in 2015, we made a decision to step away from it and fund the pool ourselves. The Ashley Group was selected through a competitive process. We have had a great three years with them and would like to continue this relationship as they help us with the day-to-day health insurance issues. Dennis Murray said The Ashley Group helps us to purchase insurance and represent us in the buying process as well as assist with the claims adjustment process. Hank Solowiej said they also help with plan design and with ways to be more economical for prescriptions, meet with the internal health insurance committee to provide updates and also work with him for the financial side of the plan, how it is funded and how claims are paid. Dennis Murray said the Finance Director also works with the Audit/Finance Committee to look at the ultimate placement of

insurance and they helped make the recommendation to get out of the insurance pool which has helped us to keep a better lid on our healthcare costs. Hank Solowiej said this was one of the best decisions made by the City Commission since he has been here and we have been able to control our claims and get a better understanding of what is and is not covered and how to better manage this on a day-to-day basis.

Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. Roll call on the ordinance: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. The President declared the ordinance passed at first reading.

**ITEM #2 - Submitted by Stuart Hamilton, Matt Lasko & Angela Byington
PURCHASE OF SOFTWARE WITH BELLEFEUIL, SZUR & ASSOCIATES, INC. (BSA)**

Budgetary Information: The cost to purchase, implement and migrate is not to exceed \$111,145. The cost will be paid from the rental registration fund (\$83,358.75) and the general fund by revenues collected by the Building Department (\$27,786.25). There will be an ongoing yearly maintenance cost of \$9,460 to be paid out of the departmental operating and maintenance budget.

ORDINANCE NO. 18-167: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a software license and services agreement with Bellefeuil, Szur & Associates, Inc. of Bath, Michigan, for the purchase, installation and data migration for a new software management solution for use by the Planning Department and Divisions of Building and Code Enforcement; and declaring that this ordinance shall immediate effect in effect in accordance with Section 14 of the city charter.

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

Discussion: Stuart Hamilton said this software will manage our Code Enforcement, Building and Zoning Divisions and will track city-wide zoning, code violations, mediations, rental information, building plans and permits, and the total cost will not exceed \$111,145. This will cover licensing, implementation and data conversion costs. We have a very old, outdated and non-functional software solution and need a functional solution for residents and employees to track projects and services. Residents will have the ability to see what is going on, pay for services online and track things as they happen. There were seven responses to our request for proposals and BSA was selected to provide this software and service. Tracking complaints and/or calls for service can be done online and notifications can be sent as these are updated and will allow people to not physically have to come to City Hall for everything they do. If this is approved, we hope to get it up and running in the first quarter of 2019.

Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. Roll call on the ordinance: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. 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 Matt Lasko, Chief Development Officer
RATIFICATION OF PURCHASE AGREEMENT FOR 1421 FOREST DRIVE**

Budgetary Information: The city will be responsible for purchasing property for \$26,000 and covering traditional closing costs in addition. Neighborhood initiative funds will cover \$5,000 of the purchase with the balance being paid through the Community Development Capital Projects account. Upon sale to the Erie County Land Reutilization Corporation, those sales proceeds will be returned to the Community Development capital projects account.

ORDINANCE NO. 18-168: It is requested an ordinance be passed approving the purchase and sale agreement for the purchase of property located at 1421 Forest Drive, Sandusky, and identified

as Parcel #58-02602.000; ratifying the execution of the purchase and sale agreement for the purpose of blight elimination and demolition; 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 Nikki Lloyd, the Commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.

Discussion: Matt Lasko said Items #3 and #4 are related; one element of the neighborhood initiative planning process was for various interventions in each neighborhoods from demolitions to housing stabilization or new infill housing based on market conditions related to the south side neighborhood. One of the larger recommendations was largescale acquisition and demolition of a good section of the housing stock based on construction type and property conditions. We have been looking to acquire and demolish property throughout this neighborhood through Sheriff's sale or foreclosure, specifically the area around Churchwell Park. In this instance, the property was listed for sale and it is potentially the largest property next to vacant parcels already owned by the city. This legislation will allow ratification of an already executed purchase and sale agreement. We are also looking to immediately sell this property to the Erie County Land Reutilization Corporation to allow for demolition. This is the most the county can be reimbursed for acquisition by the State for a difference of about \$21,000 and is an offset to the city for what would have been a more extensive demolition of the property. We are looking for a ratification of the purchase as well as approval of a purchase and sale agreement with the county which would happen simultaneously sometime in September. Dick Brady complimented Matt Lasko on this purchase price and stated he has owned property for 25 or 30 years in this area and at that time paid about \$10,000 per unit; we got a great price.

Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. Roll call on the ordinance: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. 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 Matt Lasko, Chief Development Officer

AGREEMENT FOR SALE OF 1421 FOREST DRIVE TO ERIE COUNTY LAND REUTILIZATION CORPORATION

Budgetary Information: The city will be due \$5,000 (less closing costs) for the sale of the property. The funds will be returned to the Community Development capital projects account.

ORDINANCE NO. 18-169: It is requested an ordinance be passed declaring that certain real property owned by the city located at 1421 Forest Drive, Sandusky, and identified as Parcel #58-02602.000 is no longer needed for any municipal purpose and authorizing and directing the City Manager to enter into an agreement to sell the designated real property to the Erie County Land Reutilization Corporation for the purpose of blight elimination and demolition; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Nikki Lloyd and second of Naomi Twine, the Commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter. Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. Roll call on the ordinance: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. 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 Rick Wilcox, Fire Chief

PURCHASE OF PORTABLE RADIOS FROM MOTOROLA SOLUTIONS FOR FIRE DEPARTMENT

Budgetary Information: The total amount for this purchase is \$38,785.90. This purchase will be paid with monies from the EMS fund.

ORDINANCE NO. 18-170: It is requested an ordinance be passed authorizing and directing the City Manager to purchase 20 Motorola APX 900 Model 2 portable radios and accessories from Motorola Solutions of Chicago, Illinois, through the State of Ohio Department of Administrative Services cooperative purchasing program; 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: Mario D’Amico said the radios being used currently are 16 years old and are analog based; this will allow the department to move to the latest technology which will be digital and hopefully eliminate some dead spots we have. It will also allow us to be more compatible with the Erie County Sheriff’s Department.

Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. Roll call on the ordinance: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. 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 Jeff Keefe, Project Engineer

PERMISSION TO ACCEPT BIDS FOR PHASE III FOR CAMPBELL STREET/SCOTT STREET/COLUMBUS AVENUE PROJECT

Budgetary Information: The estimated cost of the project including engineering, inspection, advertising and miscellaneous costs is \$170,471 with \$125,000 from the Ohio Department of Transportation through the Active Transportation project funding and \$45,471 from CDBG funds.

RESOLUTION NO. 035-18R: It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed Columbus/Scott/Campbell intersection project Phase III; approving the specifications and Engineer’s estimate of cost thereof; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

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

Discussion: Aaron Klein said several years ago when the city started the Bicentennial process, this intersection was a huge focus for improvements and staff began seeking different grant opportunities. The timing of the Ohio Public Works Commission (OPWC) and ODOT Active Transportation grant programs did not coincide. The resurfacing project with OPWC was recently completed and we are looking to move forward with further improvements at this intersection. This will include signal installation, pedestrian signals, preemption and tightening of the radii to make it safer for pedestrians. These improvements are 12 to 15 weeks out and we do not anticipate final improvements to be made until next spring. The project is estimated to be approximately \$170,000 and 74 percent would be paid for with active transportation funds through ODOT. Preemption has been installed along intersections on Perkins Avenue and allows for fire department vehicles responders to turn the light red and make the intersection a four-way stop. This currently does not work for police vehicles but conversations are taking place about it. Wes Poole asked if this project will start or be completed in the spring and Aaron Klein said most of the legwork will be completed when the first leg of the project begins and the final phases would be to pour the foundations and are weather dependent; this work should be completed this fall. Dick Brady said our Engineering Department had the foresight to preemptively install conduits and wires to accommodate the signalization so we are not put into a position of completing a road project and going back out after to cut into the roadway for the signalization. We are very good at this and spend dollars on the front end to save us thousands

of dollars and a lot of embarrassment and thanked them for this. Dennis Murray said as a community, we save so much more money by letting engineers plan things out and do them in sequence to touch the underground fewer times.

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

ITEM #7 - Submitted by Aaron Klein, Director of Public Works

AGREEMENT FOR PROFESSIONAL DESIGN SERVICES WITH STRAND ASSOCIATES FOR COMBINED SEWER MODEL UPDATE & FLOW MONITORING PROGRAM SUPPORT

Budgetary Information: The amount for the professional services agreement is \$47,000 which will be funded entirely with sewer funds and has been incorporated into the new five-year capital improvement program and annual evaluation of sewer rates.

ORDINANCE NO. 18-171: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement for professional services with Strand Associates, Inc., of Cincinnati, Ohio, to provide a combined sewer model update and flow monitoring program support; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

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

Discussion: Aaron Klein said in 1999, the city created a model of our combined sewer system as part of an EPA requirement for combined sewer overflows. At that time we were required to meet an 80 percent capture of water in our combined system. We started going through the process of renegotiating the long-term control plan with the Ohio EPA. These negotiations ended with us committing to five projects and four of them are complete. The last one is a relatively large project estimated at over \$10 million. With construction costs going up and with a project of this size, we wanted to make sure we looked at the sewer system so we did not over- or under-design it and also look at how it related to our green infrastructure program. The plan is to put several flow meters throughout the combined sewer system to evaluate flow during heavy rain events. This will allow us to maximize our opportunities to reduce the overflows at the outfalls scattered along the shores of Sandusky Bay. This also helps us appropriately size the larger project and pick the appropriate sites to ensure we maximize our dollars. Strand Associates did our green infrastructure plan and have been diligent. Their recommendation was to break out the flow metering process which typically is included in the engineer's cost. This contract is for the oversight to prepare documentation. Item #8 is for ADS Environmental to install the flow meters in the sewer system from September through November and again in the spring. We have an option to add an additional month of monitoring.

Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. Roll call on the ordinance: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. 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 Aaron Klein, Director of Public Works

AGREEMENT FOR PROFESSIONAL SERVICES WITH ADS ENVIRONMENTAL SERVICES FOR COMBINED SEWER OVERFLOW MONITORING SYSTEM PROJECT

Budgetary Information: The amount for the professional services agreement is \$111,768 which will be funded entirely with sewer funds and has been incorporated into the updated five-year capital improvements program and annual evaluation of sewer rates.

ORDINANCE NO. 18-172: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement for professional services with ADS, LLC dba ADS Environmental Services of Valley View, Ohio, for the 2018 combined sewer flow monitoring system 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 Nikki Lloyd, 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: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. Roll call on the ordinance: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. 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 Matt Lasko, Chief Development Officer

NEW LISTING AGREEMENT FOR PROPERTY LOCATED AT MILAN ROAD

Budgetary Information: After execution of a City Commission approved purchase and sales agreement with an approved buyer and upon closing of the transaction, the city will be responsible for paying a broker commission equal to six percent of the gross sales price of the property. These funds will be paid to RE/MAX through closing. Upon sale, the difference between the original purchase price of both parcels and the sales price of only the property (if there is a difference) will be expensed against the neighborhood initiative fund (specifically neighborhood improvements) and the housing repair balance will be made whole that was used to bridge the transaction. In the event the sales proceeds for the property exceed the purchase price of both parcels, the net proceeds will be deposited into the real estate development fund.

ORDINANCE NO. 18-173: It is requested an ordinance be passed authorizing and directing the City Manager to execute a listing agreement with RE/MAX Quality Realty for the marketing and sale of property located at 1215 Milan Road and identified as Parcel #57-01857.000; 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 Nikki Lloyd, 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 the city recently entered into a purchase agreement for this parcel to open the entrance to Jaycee Park. Matt Lasko said this is the second half of the anticipated transaction and the parcels are being re-platted to allow an additional piece of backyard space at the single family house. This is the second highest point for the market and we want to move forward with getting the property as soon as possible so we do not retain it through the winter season.

Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. Roll call on the ordinance: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. 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 Hank Solowiej, Finance Director

VARIOUS PURPOSE IMPROVEMENT NOTES

Budgetary Information: This various purpose improvement note sale includes renewal and new issues. \$2,900,000 in notes will mature on October 4, 2018. The new various purpose improvement notes are in an amount of:

- \$1,200,000 - (retire \$1,350,000) for Bayfront urban revitalization;
- \$200,000 - (retire \$300,000) for Venice Road grade separation;
- \$800,000 - (retire \$1,000,000) for the Fire Department ladder truck;

- \$200,000 - (retire \$250,000) for the Street Department salt truck;
- \$546,000 - for the City Hall relocation project;
- \$2,000,000 - for the design of The Landing project.

a. MOTION TO ACCEPT THE FISCAL OFFICER'S CERTIFICATE

Upon motion of Naomi Twine and second of Nikki Lloyd, the commission voted to accept the Fiscal Officer's Certificate. Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. The President declared the motion passed.

Discussion: Hank Solowiej said this legislation is a renewal and pay down of the existing outstanding notes which is about \$500,000 for the Bayfront Urban Revitalization, the Venice Road grade separation, the ladder truck and the salt trucks. The two new pieces are the \$2 million for design of The Landing project passed in June and money for the City Hall relocation project. This includes the security system with Johnson Controls, the network infrastructure with Ohio Telecom, the audio/visual equipment with Torrence Sound and the generator and fiber project.

ORDINANCE NO. 18-174: It is requested an ordinance be passed providing for the issuance and sale of \$2,400,000 notes, in anticipation of the issuance of bonds, for the purpose of: 1) revitalizing the Bayfront urban revitalization area by acquiring, clearing and improving certain properties in that area, undertaking the environmental cleanup and remediation of certain properties in that area, constructing road improvements and related utility and infrastructure improvements in that area, and otherwise improving that area; 2) paying a portion of the cost of eliminating grade crossings by constructing the Venice Road grade separation project in cooperation with the Ohio Department of Transportation; 3) acquiring a ladder truck for the Fire Department; and 4) acquiring salt trucks for the Street Department; and declaring an emergency.

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

b. MOTION TO ACCEPT THE FISCAL OFFICER'S CERTIFICATE

Upon motion of Nikki Lloyd and second of Naomi Twine, the commission voted to accept the Fiscal Officer's Certificate. Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. The President declared the motion passed.

ORDINANCE NO. 18-175: It is requested an ordinance be passed providing for the issuance and sale of \$2,000,000 notes in anticipation of the issuance of bonds, for the purpose of paying costs of various improvements for "The Landing" as more further described and approved in Ordinance #18-127, and declaring an emergency.

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

c. MOTION TO ACCEPT THE FISCAL OFFICER'S CERTIFICATE

Upon motion of Naomi Twine and second of Nikki Lloyd, the commission voted to accept the Fiscal Officer's Certificate. Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. The President declared the motion passed.

ORDINANCE NO. 18-176: It is requested an ordinance be passed providing for the issuance and sale of \$546,000 notes, in anticipation of the issuance of bonds, for the purpose of paying costs associated with the relocation of City Hall, and declaring an emergency.

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

CITY MANAGER'S REPORT

- Dennis Murray said the **festivities for Sandusky's Bicentennial over the past Founder's Day weekend** were extraordinary, everyone had a great time and events were pulled off flawlessly. Thanks to McKenzie Spriggs, members of the Bicentennial Commission and all of the volunteers who helped to make this happen.
- **Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept a donation of 16 body worn cameras from the Erie County Sheriff's Office. The President declared the motion passed.**
- The Police Department and IT staff will be working to issue a request for **proposals for body worn cameras and management solutions** in the near future. The current cameras are beyond their life expectancy and are unable to be purchased any longer with L-3 Communications. The next generation for L-3 was supposed to be released in October, 2017, but they have continually pushed off the new cameras due to issues with the technology. A recent communication with L-3 has resulted in learning there still is not a firm release date. The current solution is outdated, expensive to maintain and difficult to support. The body worn cameras have become critically important to operations so we will be researching to find the best system possible. John Orzech said we are over one year out and have been trying to limp through and keep these up and running, but are at a critically low point and cannot purchase batteries or replacement cameras to fit our system. The Erie County Sheriff's Office switched to a new system as did Perkins Township Police and Ottawa County using a go-pro system. These have been donated so we can keep running while exploring other options. These cameras are expected to last two years and L-3 contracted these out, but agencies have been dissatisfied with them. They had been developing their own but are still struggling with the software to make them run.
- The Sandusky Fire Department was notified they received the **Fire Prevention and Safety grant** in the amount of \$7,858.
- The City of Sandusky **audit for the FY2017** was released by the State Auditor's Office on August 14 and it can be downloaded from their website. Based on the clean audit, the city will once again qualify for the **Auditor of State Award for FY2017**. The Auditor of State Award is presented to local governments upon completion of a financial audit in compliance with numerous accounting and auditing requirements.

- The city will conduct a **public auction of surplus equipment**, along with bicycles, on October 20 at 9 a.m. at the Service Center. Additional details, including a list of auction items, will be shared via press release prior to the event.
- The Ohio Department of Transportation plans to **close the State Route 2 eastbound ramp** to State Route 101 for one day, Wednesday, August 29, for pavement repairs. Detour signs will be posted at the ramp.
- The Division of Sewer Maintenance successfully **replaced approximately 175' of sewer main, rebuilt catch basins and repaired manholes on Taylor Street between Columbus Avenue and Hayes Avenues** in preparation for the Division of Streets and Traffic to begin mill-and-fill improvements on August 28.
- Precision Paving, the contractor for the **2018 sidewalk repair and replacement project**, mobilized today, starting with improvements to Central Park.
- A ribbon cutting ceremony to celebrate the many **updates to Central Park** is forthcoming with more information to follow.
- The **Housing Development and Beautification program** continues to spark interest within the community. The \$300,000 annual funding for city-wide projects was fully committed in June, 2018. This annual allocation is in addition to the one-time \$600,000 set-aside reserved for the six selected neighborhood initiative neighborhoods made by the City Commission approximately 18 months ago. The intent of these funds would be to oversee five years of projects in the selected neighborhoods. As of today, the Neighborhood Initiative funding is 66% committed and has assisted nearly 150 properties leaving \$200,000 for future projects. The Neighborhood Initiative funding included the following:
 1. 17 substantial redevelopment projects totaling approximately \$99,000;
 2. 106 exterior repair and landscaping projects totaling approximately \$228,000;
 3. 25 down payment assistance projects totaling approximately \$73,000.

This program has been a great catalyst and has led to a lot of private investment. We are moving through these dollars quickly but if we continue to release the neighborhood initiative funds, these will not last through the end of this year. This is an exciting problem to have but is a challenge as people are still looking for housing dollars. Unless the commission objects, we will continue to spend down this \$200,000 in the neighborhoods targeted for these funds and think about expanding this program for next year or adjust how we make grants. Dennis Murray said we should keep this up as long as there is interest and people are making private investments which justify the city expenditures. Wes Poole said he has no objection but would like to have a presentation at the end of the year showing the progress of these projects and research which indicates what else is going on to stimulate the neighborhoods; likewise, whether the sale of homes is improving in any given area. Dennis Murray said in Cuyahoga County, they have the ability to zero in on a couple of blocks to see how pricing is changing and hears anecdotally from homeowners (and others) that prices are moving more in some areas and less in others and does not know what ability we have to gain access to this data. Nikki Lloyd said it would be great to have a presentation to see where the dollars have been spent and to make sure they are being distributed throughout all six neighborhoods. Eric Wobser said we have been doing a good job throughout the program of geographically tracking the distribution of monies and it is making its way throughout the entire city. It seems to be contagious and once a project shows up in a block, it seems to be triggering word of mouth conversations and spreads a wave of improvements. In two years we have gotten this to a place where it is being run very efficiently. We had a great discussion in our neighborhood meeting last week about this and tracking where these monies are making the best difference, how they are making a difference and which programs are

being utilized. As we prepare for the 2019 allocation, we can try to find as much data as possible so we can decide where the stimulus is needed most and target our dollars. Matt Lasko said typically, on an annual basis, the first or second week in January we generally have a presentation to highlight the new program year guidelines and any changes we made as well as provide a year in review for our city-wide funding. We can add a layer to talk about the neighborhood funding as well to parallel our city-wide funding both with geographical representation as to where these dollars have gone and what they have leveraged. We can also speak to the advancements for our housing programs as they relate to reduced days on the market, increased sales prices and home values, increased permit fees and revenues based on construction work. Dennis Murray said we want to go back to the basics and this is a business we eventually want to get out of. We are in it right now because we had a lot of foreclosures in our city, we have many legacy properties and houses which were abandoned and we are making great progress in tearing them down. Market forces should eventually take over and allow us to withdraw from this program although we should continue to spend the money while we have it and stimulate the market while we can. Eric Wobser said maintaining the aging housing stock of a city is always best done through a strong housing market but Sandusky is a very diverse city in the type of housing which exists. When we had a housing inventory prepared a few years ago, there were 200 – 300 demolitions and 2,000 or 3,000 houses that were distressed. Houses in these neighborhoods will make a better comeback and the market will improve these prices. Whether this is a matter of tailoring these programs or eventually eliminating them in places where they will continue to make sense as determined on a year-to-year basis. These funds are being spent to make Sandusky's housing stock desirable for people from all walks of life. We are one year into the Sandusky Neighborhood implementation and to commemorate this, the Neighborhood Outreach Coordinator, Talon Flohr, will be addressing the Sandusky Rotary Club on October 4 to talk about the success of this initiative as well as to talk about what can be expected in year two and beyond. Dave Waddington has also asked Talon Flohr to come to a commission meeting once each month for the next six months to provide a report on each of the six neighborhoods. From the feedback we are getting about the small projects in each of these neighborhoods, people are noticing a difference and if we do a few each year and continue making investments for five or ten years, we will be very proud of where our neighborhoods are. Dave Waddington asked if we can have residents participate in cutting ribbons when we roll out public areas and the improvements made.

- The regular **Planning Commission** meeting is scheduled for September 26 at 4:30 p.m. in the first floor conference room.
- The regular **Board of Zoning Appeals** meeting is scheduled for September 20 at 4:30 p.m. the first floor conference room.
- A **Historic Tax Credit Workshop** will be given by Designing Local for property owners with buildings that are historically listed. This is open to the public and will be held at Boomtown Coffee on August 28 from 12:30 p.m. to 2 p.m.
- The **Public Art & Culture Commission** will meet on August 28 at 5:30 p.m. in the first floor conference room. The final plan will be presented for their consideration.

OLD BUSINESS

Wes Poole asked where we are with the **smoking petitions**. Eric Wobser said there was an issue with the form of the petitions as submitted and based on our past precedent of how we have to handle this when it happens, Hank Solowiej rejected them. Hank Solowiej said there is a provision in the Charter (Section 13) which requires any initiative petitions to have enacting language included: "be it ordained by the City of Sandusky", and this was missing so unfortunately he had the discretion to reject them and did so. Wes Poole said there was some question about the number of signatures and if these were certified by the Board of Elections. Hank Solowiej said

they did certify them for validity including the correct title and context which was not included. Wes Poole asked what happens next and Hank Solowiej said this question would have to be asked of the group who submitted them. Greg Lockhart asked what the enacting clause is and said he believes it is a 'style' clause and has no effect on the Ohio Revised Code. Trevor Hayberger said the enacting clause is the basis for the power in which the commission brings forth legislation and it is not a ministerial duty, rather, it is an important process and important concept to be in all legislation. Wes Poole said he has some thoughts and concerns about the outcome of the cost regarding the smoking petition. We have established there were sufficient signatures and the citizens have stated they would like the smoking ban put on the ballot. He realizes we are at the point where the technicality showed they were deficient in their petition but if we go to court, we will have to pay for this and is concerned about the costs considering that at the end of the day, if we lose we lose but if we win, we still do not win because they simply rewrite the petition, the same 900± people sign it and we ultimately place this on the ballot anyway. When citizens ask us to put something on the ballot with this many signatures, they have met the threshold and thinks we cannot honor this petition because it was wrong, but we do have the ability to address the concern and may be better off putting it on the ballot ourselves. This will not go away and he sees no point in paying attorneys \$600 per hour or whatever their rate is to defend something which ultimately we will have to put on the ballot anyway. More taxpayers will probably sign because if we duck behind this loophole, we are actually defying what the public is asking and we will not win this in the long run. Dennis Murray said we have a democratic process. The commissioners were elected to make decisions and voted on and passed this legislation. He understands a significant number of people do not agree with this and this is their right as is the petition process, but following the law is no trivial matter. This is not a loophole and it denigrates the law to call it such. Trevor Hayberger has said we need to follow the specifics of the charter and this did not happen. Dennis Murray said he was surprised by the result but thinks we have to follow the laws as interpreted by the Law Director and Finance Director. This is not something the commission decides, it is something they decide per the charter.

Dennis Murray said he made a mistake two meetings ago when talking about the Special Improvement District legislation and lost track of where we were. He asked for a vote on the formal motion to approve the Special Improvement District at second reading.

Discussion: Wes Poole asked if the information provided by Matt Ehrhardt is accurate or if anyone disagrees with it. Dennis Murray said there was a lot of information presented and is a little unfair to ask if everyone agrees with it four weeks later and this is too broad of a question for staff to answer. Wes Poole asked if it is accurate the bulk of the money which would be paid in taxes fell on the residents of Chesapeake and Hubbard buildings. Eric Wobser said there was a lot of information brought forth by Matt Ehrhardt and without having it in front of him, he does recall discrepancies in the report and the city met several times with members of the Hubbard Building Association. There were a lot of funds to potentially be collected by individual units without the benefit of raising property values downtown, particularly in the Chesapeake. Units are selling very quickly and for a lot more than they did a couple of years ago and would offset the additional small amount they would have funded for additional improvements in the downtown. We also told them this was a community process and we were not even certain it could pass. We ran numbers and the specific average per unit amount is what we disagreed with in the report but cannot comment generally. It was not filled with inaccuracies; it took factual information and did its best to make a specific case with it. We were absolutely transparent about the process as we spoke with the condominium association owners and others in the downtown district.

Roll call on the motion: Nays: Dick Brady, Greg Lockhart, Wes Poole, Naomi Twine and Dave Waddington, 5. Abstain: Nikki Lloyd and Dennis Murray, 2.

NEW BUSINESS

Wes Poole said he would be interested in having staff **investigate the possibility of putting body cameras on the Code Enforcement Officers**. Dennis Murray said we can look into this and if it is common practice in other communities and can see the benefits.

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

Upon motion of Dick Brady and second of Naomi Twine, the commission voted to hold an executive session for personnel, Commission Clerk evaluation. Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7.

Dave Waddington said he would like to look into having **a time capsule put in the new City Hall for the city's 2018 Bicentennial events**. He spoke with McKenzie Spriggs last week and said she seemed excited about this. Dick Brady said this idea will allow us to memorialize what is going on during our Bicentennial year and forty to sixty years from now, people will look back and realize how significant this was. We have gotten an education on our history this year and looked at things such as how the downtown was developed, the creation of Cholera Cemetery and if people had not chronicled these at the time, we would not have them today. Matt Lasko said there is openness to this and he would like a little bit of detail on a potential location and depending on how it would be constructed in the new facility and who would need to sign off on it because this project uses State Historic Tax credits.

AUDIENCE PARTICIPATION

Sharon Johnson, 1139 Fifth Street, said she is confused about the grant coming out of the Chesapeake TIF. The City Manager said they were taking ten percent of the TIF for redevelopment grants but this was not discussed at the table and was not voted on. Sharon Johnson asked if the schools have to approve this and if the TIF has to be amended for this and thinks legally there is something going on. Dennis Murray has said the TIF is restricted, but it looks like the city can make up their own rules. Dennis Murray said he does not understand this question; the TIF is limited as to where it can be spent and we have gone through the process of having the schools to sign off on it. If ten percent is being taken from the TIF, Sharon Johnson asked why seven commissioners did not vote on this and asked why three or four commissioners are meeting and doing business through email. Dennis Murray said this insinuation is not well taken and the suggestion the commission is meeting illegally and violating the public meeting laws is low and has no foundation. Matt Lasko said this is an appropriate use for this type of TIF. There are multiple types of TIF agreements through the Ohio Revised Code and this particular TIF allows for subsidies for private construction. Sharon Johnson asked if the ten percent has to be voted on by the commissioners and Dennis Murray said the commission voted on legislation for the Cooke building project. Sharon Johnson said the city has already extended two grants on intent resolutions for the Feick Building and one for the Cooke property and are ahead of the game without voting on the percentage to be taken out.

Kim Eberhardt, 618 Sycamore Line, said she is not a smoker but is strongly disappointed with the action on the smoking ban repeal. The wording may have been off by a couple of words, but she personally collected signatures and did not mislead anyone in the public while doing this. They all saw the paperwork, signed their name and are registered voters. The commission voted on this but as a responsive government and seeing this support and the number of persons who want this taken to a vote, the commissioners could be the ones to stand up and allow it and this is what a responsive government does.

Shameka Owens, 1126 Sycamore Line, said two weeks ago, she expressed concerns about her husband being denied a city license. She sent an email to Dick Brady on August 15 informing him there are two Shameka Moore's who both rented from him but she was the good one. Her

husband was denied four licenses through the city based on false actions and they have not been able to submit proof showing rules were not broken and are asking for a meeting to submit it. Shameka Owens said she received a reply from Dick Brady indicating he gathered significant information regarding the denial for the property located at 937 West Washington Street. In this email, he stated one of the reasons for the denial was failure to obtain the necessary bond for each license being sought and each license requires a separate bond. Additionally, this email stated they (the Owens') continued to work after a stop work order had been issued. The denial appeared to be based on failure to provide the necessary structural engineering drawings to support the work needing to be performed. Additionally, he stated it was obvious they (the Owens') have ignored a stop work order from the city's Building Department pertaining to the work performed without a permit. His opinion was the Building Department acted in an appropriate manner, he supports this position and would not schedule a meeting since it would not be productive considering these facts. Shameka Owens said her only concern is they still have not been able to submit documentation showing their side along with other witnesses who can verify this. She asked any one of the seven commissioners to listen and view the documentation and statements from people in the neighborhood who prove this did not occur and asked why she cannot have this meeting. Wes Poole said the evidence indicates she did not do something and the city will not accept the documentation showing it and asked if this is really what we are doing. Dennis Murray said she did not submit it to Dick Brady. Wes Poole said this was her request but the answer was there was no point in talking as opposed to getting the information for consideration. These people are not lawyers; they have a layman's understanding as to what is going on and he had no thoughts on this until she spoke. She has offered to suggest a mistake was made and they did not do what the city said they did and have the documentation, but the city's position was to declare they were in violation and said there is no reason to speak. Something needs to be done about this. This is a disingenuous way to do business as a government. Dick Brady said he does not believe it is the role of a commissioner to referee issues between our citizens and our Building Department. He was pleased Shameka Owens communicated a request for a meeting and he reached out to the Building Department; they provided a booklet of information about this issue. After reviewing this as impartially as possible, he found nothing has been submitted to comply with the necessary requirements to get licensed; they have not been issued a building permit for a very valid reason as they failed to provide structural engineered drawings to make the repairs. While this was going on, they defied a building order to stop work and this is in the report. It is not the appropriate venue for the commissioners to debate citizens on building issues. Dennis Murray said this is an opportunity for public comment and he understands her position but is unable to help because of a conflict and this is not the place to take evidence and go through issues one by one. Shameka Owens said the booklet which Dick Brady has with pictures does not have dates and their paperwork does have dates. Greg Lockhart said this citizen is here to comply in some form or fashion and the city is here to follow the rules of Code Enforcement but also to help with compliance. It may be someone in Code Enforcement or the Building Division to work with them to comply. Greg Lockhart said Eric Wobser is the City Manager and should meet with him or Matt Lasko.

Kathryn Carter, 5309 Columbus Avenue, said it was stated the petition was wrong because it did not start with "Be it ordained by the citizens of Sandusky" or something in this order so the city is going to throw out 900 signatures. It was put in the newspaper because this was not in the petition and that people were misled. She and others who circulated the petitions did not mislead anyone and did nothing underhanded or dirty. They will take it from here.

At 7:10 p.m. the President announced a recess of the regular session. At 7:17 p.m., the commission convened into executive session. At 7:37 p.m., the commission returned to open session.

Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to increase the pay of the Commission Clerk by \$5,000 per year effective with this pay period. Roll call on the motion: Yeas: Dick Brady, Nikki Lloyd, Greg Lockhart, Dennis Murray, Wes Poole, Naomi Twine and Dave Waddington, 7. The President declared the motion passed.

At 7:45 p.m., upon motion of Dick Brady and second of Wes Poole, the commission voted to adjourn. The President declared the motion passed.

Kelly L. Kresser, CMC
Commission Clerk

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