

Dick Brady 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: Nikki Lloyd, Wes Poole, Greg Lockhart, Dave Waddington, Naomi Twine and Dick Brady.

Upon motion of Dave Waddington and second of Nikki Lloyd, the commission voted to excuse Dennis Murray. The Vice President declared the motion passed.

Note: Dennis Murray arrived at the meeting at 5:24 p.m.

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

Dick Brady welcomed Eileen Borchart and students from Ohio Business College who are observing the meeting for their class in leadership and conducting public meetings.

Dick Brady said there is no vote planned regarding changes to the Jackson Street Pier at this meeting although this is important to Sandusky and its residents. This issue will be shaped and dealt with for a while longer; nothing will be done in secret and there will be plenty of notice prior to voting.

Upon motion of Dave Waddington and second of Naomi Twine, the Commission voted to approve the minutes of the July 10 meeting and suspend the formal reading. The Vice President declared the motion passed.

AUDIENCE PARTICIPATION

Sharon Johnson, 1139 Fifth Street, said the tax abatement for the developer was requested at 100% for ten years, yet the Sandusky City Schools signed off on a 75% abatement for ten years; the contract states this project may not take place if this is not realized. The city will have to pick up the additional 25% and the developer should be kicked to the curb (Item #1). The city will pay these taxes through higher rents and increased operational costs because of this abatement.

Barbara Linden, Muirwood Village, said she supports the Serving Our Seniors Meals on Wheels program and hopes the commission votes to pass this legislation (Consent Item C).

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.

CONSENT AGENDA ITEMS

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

A. Submitted by Jeffrey Keefe, Project Engineer

CHANGE ORDER #1 AND FINAL FOR 2016 STREET RESURFACING PROGRAM

Budgetary Information: Change Order #1 and final will decrease the contract with Precision Paving Construction, Inc. from Milan, Ohio by \$6,234.57. The original contract amount was \$384,915.84 and the final contract amount will be \$378,681.27. This project is totally being paid from the capital projects fund through Issue 8.

ORDINANCE NO. 17-143: 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 Precision Paving,

Inc., of Milan, Ohio, for the 2016 street resurfacing project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

B. Submitted by Arielle Blanca, Community Development Manager

SUBRECIPIENT AGREEMENT WITH OHGO FOR REACH PROGRAM

Budgetary Information: The City of Sandusky will award OHgo a total of \$15,000 for the OHgo Reach program for CDBG program year FY 2017. This award shall be paid with CDBG grant monies and there will be no impact on the general fund.

ORDINANCE NO. 17-144: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a subrecipient agreement with OHgo to assist with their Reach program and to expend an amount not to exceed \$15,000 from the FY 2017 Community Development Block Grant funds; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

C. Submitted by Arielle Blanca, Community Development Manager

SUBRECIPIENT AGREEMENT WITH ERIE COUNTY SENIOR CENTER FOR MEALS ON WHEELS PROGRAM

Budgetary Information: The City of Sandusky will award the Erie County Senior Center a total of \$15,000 for the Meals on Wheels program for CDBG program year FY 2017. This award shall be paid with CDBG grant monies and there will be no impact on the general fund.

ORDINANCE NO. 17-045: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a subrecipient agreement with the Erie County Senior Center to assist with the Meals on Wheels program and to expend an amount not to exceed \$15,000 from the FY 2017 Community Development Block Grant funds; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

D. Submitted by Arielle Blanca, Community Development Manager

SUBRECIPIENT AGREEMENT WITH ERIE COUNTY HEALTH DEPARTMENT FOR 2-1-1 I & R SERVICE

Budgetary Information: The City of Sandusky will award the Erie County Health Department a total of \$8,000 for the 2-1-1 Information & Referral service program for CDBG program year FY 2017. This award shall be paid with CDBG grant monies and there will be no impact on the general fund.

ORDINANCE NO. 17-146: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a subrecipient agreement with the Erie County Health Department to provide a 2-1-1 Information & Referral services program and to expend an amount not to exceed \$8,000 from the FY 2017 Community Development Block Grant funds; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

E. Submitted by Arielle Blanca, Community Development Manager

SUBRECIPIENT AGREEMENT WITH CENTER FOR CULTURAL AWARENESS FOR CITIZEN CIRCLE PROGRAM

Budgetary Information: The City of Sandusky will award the Center for Cultural Awareness a total of \$10,000 for the Citizens Circle program for CDBG program year FY 2017. This award shall be paid from CDBG grant monies and there will be no impact on the general fund.

ORDINANCE NO. 17-147: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a subrecipient agreement with the Center for Cultural Awareness to provide a Citizens Circle program and to expend an amount not to exceed \$10,000 from the FY 2017 Community Development Block Grant fund; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

F. Submitted by Matt Lasko, Chief Development Officer

RESIDENTIAL DEMOLITION PROJECT #1 – PERMISSION TO BID

Budgetary Information: The total estimated cost for this project including advertising and miscellaneous expenses will exceed \$10,000. The cost will be paid with FY 2017 Community Development Block Grant funds. A tax lien will be placed upon the properties for the cost of asbestos abatement and demolition.

RESOLUTION NO. 039-17R: It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed CDBG FY 2017 residential demolition project #1; 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.

G. Submitted by Angela Byington, Planning Director

TRANSPORTATION SERVICES AGREEMENT WITH ERIE COUNTY VETERANS SERVICE COMMISSION FOR STS

Budgetary Information: STS will receive \$8 per passenger trip each way. The money received from this contract will help meet the local match to support the 5311 Rural Grant which supports transit in Erie County.

ORDINANCE NO. 17-148: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement for transportation services between the City of Sandusky and the Erie County Veterans Service Commission for services related to the Sandusky Transit System; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

H. Submitted by Kelly Kresser, Commission Clerk

It is requested the Commission Clerk be authorized to notify the Ohio Division of Liquor Control the city does not request a hearing regarding the request for transfer of D1 (beer only for on premises consumption or in original sealed containers for carryout only until 1 a.m.), D2 (wine and mixed beverages for on premises consumption or in original sealed containers for carryout only until 1 a.m.), D3 (spirituous liquor for on premises consumption only until 1 a.m.) and D3A (extend issued permit privileges until 2:30 a.m.) from Yanushewski, LLC to Doghouse Bar, LLC dba Dog House, 1002 West Jefferson Street.

Upon motion of Dave Waddington and second of Wes Poole, 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: Nikki Lloyd, Wes Poole, Greg Lockhart, Dick Brady, Dave Waddington and Naomi Twine, 6. Roll call on the ordinances and resolutions: Yeas: Nikki Lloyd, Wes Poole, Greg Lockhart, Dick Brady, Dave Waddington and Naomi Twine, 6. The Vice President declared the ordinances and resolutions contained in the Consent Agenda passed in full accordance with the City Charter.

REGULAR AGENDA ITEMS

ITEM #1 – Submitted by Matt Lasko, Chief Development Officer

APPROVAL OF COMMUNITY REINVESTMENT AREA TAX ABATEMENT AGREEMENT WITH SANDCITY, LLC

Budgetary Information: Per the lease agreement entered into between the City of Sandusky and SandCity, LLC, the city will ultimately be responsible for assuming the 25% increase in real estate tax liability (payable through operating reimbursements) due on the project since the abatement was not for the full 100%. These will be paid by the city on an annual basis within ninety days of each calendar year end. This increase in annual operating reimbursements, above the lease agreement's stipulated \$1.50 per square foot, will remain unknown until the property is revalued at the completion of construction. Additionally, the project will also help sustain construction jobs in the local economy through an estimated \$4,100,000 in construction payroll and forty-four full-time equivalent construction jobs and will create an estimated 25 full-time equivalent employment positions that will be subject to city income tax.

ORDINANCE NO. 17-149: It is requested an ordinance be passed approving the Community Reinvestment Area agreement with SandCity, LLC; authorizing the City Manager to execute the Community Reinvestment Area agreement; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

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

Discussion: Matt Lasko said this is an agreement with SandCity, LLC which owns three downtown properties in the Columbus Avenue revitalization project area involving 18 multi-family apartments, 9,000 square feet of retail space and approximately 22,000 square feet for city offices totaling \$11.5 million in project costs. As written, this will be a ten-year, 75% tax abatement on the improved cost or valuation to the property as a result of the project. Economic guidelines or benchmarks have also been written into the agreement for the developer to meet namely committing to 25 full-time jobs created through the project outside of city jobs being brought in by the City of Sandusky (new retail spaces and property management staff). These jobs will generate \$600,000 in new payrolls as a minimum. They will also be required to meet \$1.4 million in construction payroll expenses and 44 full-time equivalent construction jobs during the 12- to 18-month construction period. This was passed at the June 30 Sandusky City School Board meeting. The lease anticipated a scenario in which the tax abatement would be less than 100%. It is important to understand anything less than 75% (if voted down), would also fall on the city and a potential “no” vote would put the city on the hook for ten years at zero percent in covering the entire cost of the real estate taxes. It is important to note the income tax generated from the construction jobs is significant and can offset a great deal of the increased expense if the ten-year, 100% abatement is not realized. Wes Poole asked what mile markers are present regarding job creation and the \$600,000 in additional payroll; Matt Lasko said in the CRA agreement, there are five annual benchmarks for which the developer is to produce the jobs. Construction wages and jobs are also addressed in the agreement. The Tax Incentive Review Council meets each year in March and will look at this project and for evidence of construction jobs, wages and employment information. This can also be tracked through the city’s Finance Department via income tax benefits from the project. Wes Poole asked if the ORC identifies the actions taken if these benchmarks are not met and Matt Lasko said the Tax Incentive Review Council annually has the ability to do one of three things with each abatement: 1) continue the abatement; 2) terminate the abatement; or, 3) modify the abatement. Wes Poole said this answers the questions about why this is an acceptable abatement and ultimately, the school board decides what to approve. If the benchmarks identified are not made, we will need to take action to rectify it. Giving abatements for a project which does not bring jobs or generate revenue would be a mistake, especially with rental properties. Wes Poole said he has never heard of the concept where homeowners are paying for our schools while renters are not as he considers this part of rent. This is a situation where the city is paying the landlord the taxes and the school board will be giving an abatement so it is a double hit unless the requirements of the agreement are met. Dick Brady said the city has a contractual obligation to pay these taxes and if we were to “kick the developer to the curb”, we will break this obligation. Failure to pass this legislation obligates the city for more tax dollars and not less. Dick Brady said this was not an abatement at 100% as expected, but learned a long time ago half of a loaf is better than none; we are actually getting three quarters of a loaf in this situation. It is his hope and anticipation we will be a tenant in this property for seven years and this will not be a ten-, fifteen- or 25-year payment of taxes. The moment the city owns this property, these taxes will go away as we are not a taxable entity and this satisfies him this legislation should be passed. Nikki Lloyd said she supports this abatement and noted this has been a very long process for everyone to go through and thanked staff for the time and effort put into creating a ten-year, one hundred percent abatement. The city has a strong partnership with SCS, but is disappointed they did not approve the abatement at one hundred percent.

Roll call on the motion: Yeas: Nikki Lloyd, Wes Poole, Greg Lockhart, Dick Brady, Dave Waddington, Naomi Twine, 6. The Vice President declared the motion passed. Roll call on the ordinance: Yeas: Nikki Lloyd, Wes Poole, Greg Lockhart, Dick Brady, Dave Waddington and Naomi Twine, 6. The Vice President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the City Charter.

ITEM #2 – Submitted by Jeff Keefe, Project Engineer

VENICE HEIGHTS BOULEVARD RECONSTRUCTION PROJECT – AWARD OF CONTRACT TO ROPPER CONSTRUCTION

Budgetary Information: The total cost of the project based on bids including engineering, inspection and advertising is \$650,000 and will be paid from the capital projects fund (Issue 8).

ORDINANCE NO. 17-150: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Ropper Construction, Inc. of Willard, Ohio, for the Venice Heights Boulevard reconstruction 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 Dave Waddington, the Commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Discussion: Aaron Klein said we received two bids for this project which was bid late in the construction season because of awaiting legal documents for the culverts being constructed. The preconstruction meeting will take place as quickly as possible so the contractor can begin working and we will work with the school system, residents and others to provide weekly updates about the project. Anyone wishing to obtain these updates can contact the Department of Public Works at 419.627.5829. This is a relatively simple project where the roadway will be removed and then replaced from Thorpe Drive to the curve, and from the curve to the west end including joint repairs. The project is scheduled to be completed by the middle of November. Dick Brady said there has been a lot of discussion with residents in this area and knows they are anxious for this project to get started and is optimistic it will be tracked closely.

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

EAST END SEWER IMPROVEMENT PROJECT – CHANGE ORDER #3 AND FINAL

Budgetary Information: Change Order #1 was approved at the October 24, 2016 City Commission meeting per Ordinance 16-179 in the amount of \$44,951.90 and revised the contract amount to \$4,603,959.90. Change Order #2 did not impact the contract amount, it was a time extension completion date revision from March 18, 2017 to May 15, 2017 per Ordinance 17-013 which was passed at the February 13, 2017 City Commission meeting. Change Order #3, an addition in the amount of \$17,304.57 will revise the contract amount to \$4,621,264.47. The City of Sandusky obtained an Ohio Water Development Authority low interest loan to finance the cost of the construction activities that will be paid with sewer funds.

SUMMARY OF CHANGE ORDERS

Original Contract Amount	\$4,559,008.00
Change Order #1 – East Oldgate Road work	44,951.90
Change Order #2 – Time extension	00.00
Change Order #3 – Final quantities	<u>17,304.57</u>
FINAL CONTRACT AMOUNT	\$4,621,264.47

CHANGE ORDER #3

Item #1 – additional items outside contract scope	\$118,410.17
Item #2 – Manhole No. 18-3 modification	16,148.00
Item #2 – Final bid item quantities	<u>-117,253.60</u>
TOTAL FOR CHANGE ORDER #3	17,304.57

The city will receive reimbursement from Jones & Henry, Inc., in the amount of \$16,148 for Item #28 – Manhole 18-3 modification.

ORDINANCE NO. 17-151: It is requested an ordinance be passed authorizing and directing the City Manager to approve the third and final change order for work performed by Underground Utilities, Inc. of Monroeville, Ohio, for the East End sewer improvements project; 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 Wes Poole, the Commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Yeas: Nikki Lloyd, Wes Poole, Greg Lockhart, Dennis Murray, Dave Waddington, Naomi Twine and Dick Brady, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Nikki Lloyd, Wes Poole, Greg Lockhart, Dennis Murray, Dave Waddington, Naomi Twine and Dick Brady, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the City Charter.

ITEM #4 – Submitted by Jane Cullen, Project Engineer

SLOANE STREET MANHOLE REPLACEMENT & SLIP LINING PROJECT – CONTRACT AWARD

Budgetary Information: The total cost of the project based on bids, including engineering, inspection, advertising and miscellaneous costs is \$212,511.48 and will be paid with sewer funds.

ORDINANCE NO. 17-152: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with United Survey, Inc., of Cleveland, Ohio, for the Sloane Street manhole replacement and slip lining project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

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

Discussion: Aaron Klein said this is for the intersection of Sloane and West Monroe Streets and extends 800' along Monroe Street to replace a 14' deep manhole which has infiltration problems. The lining of 800 linear feet of the 15" sewer will also be undertaken and the storm sewers are directly above the sanitary sewers which is also problematic. This is the third time the city has bid this project and the first time we have had bidders and looks forward to completion this fall. Wes Poole said these are the kinds of projects which have impacts on citizens' lives, is what they pay taxes for and is always on board for these kinds of improvements.

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

ITEM #5 – Submitted by Jane Cullen, Project Engineer

CEDAR POINT #14 EJECTOR STATION IMPROVEMENT PROJECT - NECESSITY TO PROCEED

Budgetary Information: The estimated cost of the project, including engineering, inspection, advertising and miscellaneous costs is \$322,000 and will be paid with sewer funds.

RESOLUTION NO. 038-17R: It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed Cedar Point CP#14 ejector station improvements project; 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 Naomi Twine and second of Dave Waddington, 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 this type of lift station is no longer made; the parts are obsolete and the station is difficult to maintain. This is at the corner of Lane D and Cedar Point Road and involves moving it away from the pavement and adding a new lift station. It is important to make sure the lift stations are upgraded and maintained appropriately as they pump in sequence from one to another until getting to the sewer plant. There are 25 lift stations in Sandusky, but unfortunately the pumps are not all designed to the same quality as they used to be and do not last as long. We are trying to maximize our return and get the longest life cycle possible from them.

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

CITY MANAGER'S REPORT

- **Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept a \$300 donation from Barbra Sprague for the Oakland Cemetery Memorial Tree Fund. The President declared the motion passed.**
- **Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to accept a \$300 donation from Xavier's Travelers for the Sandusky Recreation Department. The President declared the motion passed.**
- **Upon motion of Dick Brady and second of Dave Waddington, the commission voted to approve the emergency purchase to procure equipment for repairs needing to be made on the Waste Water Treatment Plant's SCADA system.**

Discussion: Aaron Klein said there is a dangerous atmosphere in the confined space galley below the digesters which have failed and the relays and equipment which signal the operators through the **SCADA system at the Waste Water Treatment Plant**. This is a concern that must be resolved immediately to ensure worker safety. Staff received a quote for \$14,020 and approval has been given to procure the equipment on an emergency basis and staff will return with the appropriate legislation at the August 14 commission meeting. Dick Brady said Aaron Klein spoke with he, Eric Wobser and Dennis Murray about this issue and support is needed on an immediate basis to authorize this expenditure as this is a life/safety issue.

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

- In January, staff submitted an application to **ODOT for funding through the Active Transportation program for the intersection of Campbell and Scott Streets and Columbus Avenue**. We were recently notified we will be awarded \$125,000 to incorporate pedestrian-related and traffic calming infrastructure. Coupling this with the \$175,000 received from the Ohio Public Works Commission, this should allow the city to reconfigure the intersection as part of the Campbell Street resurfacing project. These modifications were requested many times over by residents during the Bicentennial Vision process and Sandusky Neighborhood Initiative.
- On July 17 and 18, Sergeant Susana and Officers Rankins and Lillo used the **Kroger gift cards**, donated anonymously, to purchase and serve ice cream for children during the playground program. Klein's Dairy Frost donated the spoons, napkins and paper cups. Thank you to Klein's and to the anonymous donor who put a smile on many children's faces.

- The fourth annual **Touch-A-Truck** event will be held Tuesday, August 1 from 4 p.m. to 8 p.m. at the Paper District Marina. This event draws thousands of children of all ages to sit in, touch and look at many different vehicles such as police cars, fire engines, dump trucks, rescue boats, life flight and many others. Food vendors, bounce houses and giveaways are included. The Sandusky Recreation Department, Police, Fire, Public Services and Public Works Departments all work together to make this event a success.
- The Sandusky Fire Department, in conjunction with the American Red Cross, has **free smoke detectors** available. A Fire Fighter will come to residences to install them. Please call 419.627.5822 for an appointment. Do not forget to check your smoke detector batteries.
- The Sandusky Fire Department participated in **Safety Town**. This event was organized by Firelands Regional Medical Center and hosted children in Sandusky who are entering Kindergarten in the fall. Children learned about 9-1-1, home and fire safety and Fire Fighters interacted in the safety house.
- The Sandusky Fire Department participated in **Senior Safety Day** which was held July 19 at the Commons of Providence.
- Our **Fire Fighters**, while delivering lunches daily to the playground program, also **started up a game of baseball with the kids**.
- The city has granted a **Community Reinvestment Area residential tax abatement request for Windau Holdings, LLC**. The abatement is for five years at 50% of the increase in appraised valuation. This abatement is granted as a right within the existing CRA boundary and does not require school board or City Commission approval. The Windau's have invested nearly \$200,000 in adaptively reusing a commercial building at 219 East Water Street into a residential unit. The city wants to thank the Windau's for their partnership and continued investment in Sandusky as it continues its renaissance.
- **Marous Brothers Construction is near final submission of the National Register District application for the Columbus Avenue Commercial District expansion**. The proposed expanded district is anticipated to be considered by the Ohio Historic Site Preservation Advisory Board at their regular meeting in September. If approved, the recommendation will be sent to the National Park Service for final sign-off. The entire process is anticipated to be completed prior to the end of 2017.
- The city was notified by **NRP Group, LLC on July 19 they were unsuccessful in being awarded low-income housing tax credits from the Ohio Housing Finance Agency** for their proposed 50-unit affordable, senior facility at the corner of Venice Road and Tiffin Avenue - **Senior Homes of Venice**. The city will be meeting with NRP staff in the upcoming weeks to determine any potential next steps. Regardless, the previously executed Option Agreement for the sale of the real estate is hereby immediately terminated.
- The regular **Planning Commission meeting** will be held Wednesday, July 26 at 4:30 p.m. in the first floor conference room. The **Landmark Commission** will meet on Wednesday, July 26 following the Planning Commission meeting.
- The regular **Board of Zoning Appeals** meeting is scheduled for August 17 at 4:30 p.m. in the first floor conference room.
- **Wilbert Street Park** construction has begun and the park will be closed until the project is complete. This will be the fourth neighborhood park renovated since the passage of Issue 8.

- **Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to allow moving forward to replace the city's telephone system on an emergency basis.**

Discussion: Eric Wobser said on July 21, the city phone system suffered a failure but we managed to use some hardware to get it functioning again. There are other parts which cannot be replaced due to the age of the system which is over 14 years old and behaving erratically. Losing the phone system would render us largely inactive as it covers all of the departments and locations for the City of Sandusky. We will be able to reroute the emergency numbers to the dispatch center, but direct communication with all departments would be non-functional. Our intention is to move forward on an emergency basis under Section 24 to purchase a new phone system and have it installed prior to failure of the existing system. We will ultimately come back to the commission with legislation as soon as possible. Dennis Murray said he was made aware of this issue right away and the city's phone system has been on its last legs and it is time to do this.

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

- Aaron Klein and Stuart Hamilton have been working with the **Cleveland Water Alliance** to bring a very special competition to Sandusky Bay and introduced Matt Herzog who is working to bring the **Internet Water Challenge, an innovative competition focused on developing a real-time resilient monitoring system for nutrients in Lake Erie**. There is a kickoff on Thursday. Matt Herzog said the Cleveland Water Alliance is a small non-profit functioning mostly in Northeastern Ohio. Their focus is about Lake Erie not being just an essential environmental resource for our entire region, but also a very important part of our economy. The Alliance is dedicated to aligning research institutions, non-profit organizations, businesses and governmental entities around this idea. Over the past year, the Alliance engaged in a competition where people from technology, researchers and environmentalists are brought together for the first time in this way to bring new and innovative solutions for our lake. Monitoring for nutrients and nutrient pollution which drives harmful algal blooms is one of the biggest environmental crises we face as a region and is of real interest. This innovative H2O competition is a continuation of this and is excited to work with the city, BGSU and the Ohio Department of Natural Resources to piggyback on the research being done with the Sandusky Bay initiative. The goal is to help bring the technological assets of our region focused on the Bay as a pilot for how to address this problem for the whole lake. There will be a stakeholder meeting on Thursday focused on bringing the Lake Erie research community together around this topic to participate in this conversation.

OLD BUSINESS

None.

NEW BUSINESS

Wes Poole said there is a roomful of people with **Jackson Street Pier** t-shirts who may have something to say after the meeting, but may have thought the commission was voting on something tonight. At the Steering Committee meeting last week, the most significant thing which came out during the presentation of the potential plans was the revelation advising the number of spaces which would be left on the Pier is about 70 spaces. At this point in time, the owner of the Goodtime indicated this would create a problem for him which would be insurmountable. Wes Poole said he is disappointed at this point as we have been involved in this conversation for over one year and have not yet resolved this issue so as not to lose this boat line. No one was present from the Jet Express and does not know what their position is on trying to survive as a business without this parking and hopes we have met since this meeting to resolve the problem. Wes Poole said he has not heard anything further and wants to be sure this is considered. We should not be putting a park on the Jackson Street Pier at the expense of an

existing business which has been here for quite some time and is historically important to our community, not to mention the family has supported our community for a long time. Wes Poole wants to be sure we do not come up at the end of this conversation and after all of the meetings held and feel like we are just going to have to live with this; he wants to be sure we have done all that is possible and then as a community decide how necessary is it to put parks and Ferris wheels on the Pier at the expense of whatever it is we will lose.

Dick Brady asked where we are with the **former Monroe School building improvements** and Eric Wobser said his understanding is this building was purchased by a for-profit charter school and is being renovated in anticipation of opening to students in Grades K-5 this fall. They anticipate needing trailers on-site and this will be going before our Planning Commission. Angela Byington said these plans were submitted too late to get on the Planning Commission agenda this week and staff was asked to schedule a special meeting which will be determined this Wednesday. Dave Waddington asked about occupancy permits because the boiler has not been running and the building is shut down. Angela Byington said they are asking to be able to use the trailers because they cannot yet occupy the building, but does not know how much needs to be done within the buildings for occupancy. Dave Waddington asked if other permits will need to be obtained (sewer, water, electricity). Matt Lasko said they will have to tap into existing utilities for the trailers and understands the building itself has a long way to go because of the damage which has occurred through water infiltration from the roof. Wes Poole asked how many trailers and how much space on the property is needed and how this will work. Angela Byington said she recalls they may be looking to place four self-contained trailers and believes they would have to be hooked to utilities like other school districts have done during construction (for additions or demolitions) but cannot yet say how long these will be used. These would be located within the existing parking area.

AUDIENCE PARTICIPATION

Tim Schwanger, 362 Sheffield Way, Friends of the Jackson Street Pier and '58 Dockers, said both of these groups met Saturday along with people from the general public. They have been accused of being against change and of being part of the anti-Sandusky group and have been told people who do not live in Sandusky should not be commenting which is totally wrong. The process needs to start over completely and the commission can direct this because this is pennywise and pound foolish. We are jeopardizing a long-time business with the owner of the Goodtime needing approximately 60 parking spaces which has been whittled down to 20 to 25 spaces and is totally incorrect. Change is good, but in moderation; this is the third meeting about this plan and each time it comes back, it is mostly park and not enough parking. This group is the vocal majority and includes a lot of people over 40 years of age who would like to take a step back and someone is not listening. There may be some private stakeholder meetings and might be why the same plans keep coming back and this is unfathomable. Tim Schwanger said he spoke to a former homeowner association president at Chesapeake Lofts who is also disappointed in the plan. He questioned how many event complexes we need in the downtown area as there are already at least four locations being used for this purpose. It is time to start over.

Marcie Platt, 1217 Columbus Avenue, said she does not feel like voices are being heard and asked why the city is stating this is a transparent process as she has attended all of the meetings and knows things were written down as voiced, but do not appear on any of the plans. She asked why people would want to park facing the Goodtime and Chesapeake Lofts and said those who live there would not want this. We have a goose poop problem and kids would not want to roll in it. Marcie Platt asked why everything has to be consumed or have a purpose and the reason people go to the Pier is to sit, meditate or think and none of the plans have this kind of area and we should not give this up as a community. In Virginia Beach, it costs \$2 to simply walk on the Pier and we should not want to get to this point. People of the City of Sandusky have already paid for an amphitheater which is being used for movies and there is a stand-alone restaurant. TIF money is taxpayer money and if it had not gone into this project, it would have gone into Sandusky City Schools but is not happy with the increase to the schools as other than Berlin Heights, we now pay the highest percentage in school taxes than any other community in the

area, but we are not graduating more kids. This is not only her opinion and taxpayer money has also gone into other waterfront parks.

Barbara Linden, Muirwood Village, asked why we are trying to look pretty for someone else. This is our town and likes the way it is now; these are the people who should have a say in this.

Kristin Webb, 125 Palmer Drive, said she is originally from Long Island where there are beautiful beaches which people have to pay to park at to go into. When she moved here, she was able to pull up to the water for free and loves the sunsets and living in Sandusky. She and her husband are both disabled and cannot walk along the water or beach; the Pier is a place where they can sit in their vehicles and contemplate life and does not want this taken away. We do not need another park on the waterfront.

Joe Lamb, 312 Michigan Avenue and owner of The Goodtime I, said he is concerned about the first design for the Jackson Street Pier. The most important thing to his business is parking and accessibility to the vessel. The “Booze Cruise” is one night per week and people either get a taxi or get dropped off and are not his concern. Tuesday through Saturday are mostly for charters and for people who are 50 to 60 years of age and may not be able to walk down. When he spoke with Alex Pesta, he expressed a need for 50 to 60 parking spaces but could not speak for the Jet Express and he (Alex) noted this and said they would make this work, but the first rendition does not do this. The spaces facing the Goodtime I are all governed through the Transportation Security Act and public parking cannot be allowed here and would never agree to only 20 spaces. Joe Lamb said he is fearful if this were to happen, it would crush his business as people will not park two blocks away and then walk to the boat, but agrees there is room for change.

Betty Brogle, 2103 Westwind Drive, representing ‘58 Dockers, said this group has met on the Jackson Street Pier for over 20 years on Tuesday evenings from May to October who all bring meals from area restaurants. They watch the boaters, storm chasers, fishermen, Cedar Point lights and sunsets and ride the local ferry boats as well. The Friends of the Jackson Street Pier and the ‘58 Dockers plead for a design with more parking spaces, less greenspace, handicap accessibility and minimal landscaping to keep the Pier a peaceful Bayfront space for the continued use of the whole community.

Ruthie Smith, former owner of The Goodtime, said she no longer lives in Sandusky but is here to support concerns for Joe Lamb, the Pelee Islander and the proposed return of the Jiimaan. Consideration has not been given in any of the plans for the space required for Customs & Immigration who clear these boats. On Friday and Sunday, the drive area is closed so vehicles cannot pass through and this is a necessity to secure the area. These vessels are not really being looked at as a primary user of the Pier. Two businesses may have to relocate if this were all made into park area and this was proposed when she and her husband owned the boat in the 1990’s. The city has not worked with the people who are bringing others into the city and recalls directing people into downtown and the Sandusky area for places to eat and to spend their money. Creating a park is not the best use of this property and people in the boating industry need to be considered.

Mercedes Cusser, 1913 Clinton Street, said this might seem irrelevant, but she has grandparents who cannot park two blocks away and enjoy the Pier as one uses oxygen. The Jackson Street Pier is a place for her and her children to regroup and loves to watch the boats and the sunset. People who are intoxicated and walking from the boats do not want to walk to another parking lot or to a taxi and give an opportunity to be arrested for public intoxication.

Sharon Johnson, 1139 Fifth Street, said she fears for the boat lines if parking is taken away on the Jackson Street Pier. Three sets of plans have been shown and the consultants are laughing all the way to the bank. We are still extending the contract for 222 Meigs Street which was due in June and asked if we are going to give another six-month extension.

Kathryn Carter, 5309 Columbus Avenue, said she was told last Thursday she does not live in Sandusky and does not have the right to be at the meeting about the Jackson Street Pier or at this meeting. This person also told her they want Sandusky to be a destination but does not know for whom. A lot of people enjoy this area who are not from here and Sandusky is the big city in Erie County and is supposed to be the gem. It occurred to her perhaps the reason for having a lot of bars downtown and four music venues within one mile is to plan for Sandusky to be turned into another Put-In-Bay. The public has been asked what they want here and they have said what they want, but the city is not listening. The last several weekends, the Pier is full of vehicles and suggested using the twenty percent for other activities by Shoreline Drive.

Deb Neese-Voltz, 3609 Campbell Street, said there should be more parking and less park on the Jackson Street Pier. There are certain things she likes and dislikes about the plans, but parking is important to a lot of people as has been stated tonight.

Wes Poole said there is a great deal of interest in the Jackson Street Pier and this conversation is one which has been kicked down the road. It is about uses for the Pier versus conceptual drawings of how nice it could be. Comments have been made indicating this is not a plan and we are simply asking about specific amenities, which is true, but it needs to be pointed out these are choices of amenities which were presented. After all of the money spent on consultants and all of the meetings to gather input, the choices given did not include what was asked for. The conversation needs to be directed toward uses. We started under the premise the Jackson Street Pier was ugly and we needed to do things for the young people. Over the course of this activity and time, we have greenspace all across Sandusky Bay and no matter what amenities are proposed for young people to do, he does not see a demand from/for them. He does not see them doing anything at all in any large numbers on the existing greenspaces to justify what it is they might consider doing on the Pier. There are many things we can do to make the Pier better but at the end of the day, we have businesses here and this is about economic development. These business contribute to our economy now and we have yet to have the conversation which suggests what this will do to change our economy. Young people were doing Pokémon six months ago but is not sure what they are doing now and we should not want to spend \$2 million on this Pier and then wonder why they are not using it. Wes Poole said ultimately, if the end result is to move boats from the Pier, we need to say this is okay and state what we are replacing them with for/in our economy. We have avoided this conversation for a long time giving the indication there would be enough parking and everyone will be happy and he has quietly waited assuming everything has been taken care of, but now we have found out that it has not been taken care of. If there are 70 parking spaces, it does not mean they are all going to be for the youth. If we designated 70 parking spaces for those over 55 years of age or older, we will see if those younger people will do this. When 200 spaces are removed, these vehicles will be parked two, three or four blocks away as it cascades across as we move away. If we are trying to not limit the accessibility of folks who actually have trouble walking and we are not concerned about the boats, we will have to designate parking for them with the spaces placed here.

Greg Lockhart thanked everyone who came today as it is so rare for the public to turn out for these meetings. As elected officials, it is beneficial to hear from the public on a regular basis as a government without its people is really not government. As liaison to the ADA Advisory Board, accessibility for the public - whether the disabled or elderly - it is a mountain to climb to get to the end of the Pier and whatever we do, we have to be mindful of this and of the businesses. Anything we do in the future should benefit those already here and then think about those who might come. We should not put existing business at a detriment to move forward, profit and prosper. If the Goodtime, the Jet Express or the Jiimaan businesses are harmed, it would be the wrong thing. Greg Lockhart said he does not see the value in a public park, he sees a greater amenity in being able to access the water without a park or splash pad as this does not resonate with him. All opinions matter and hopes to see people continue to come to these meetings.

Naomi Twine said she also wished to thank everyone for expressing their opinions which have been made loud and clear and have definitely been heard. These perspectives and opinions are

being heard and as a commissioner, she must listen. We do want younger people to come to the area, but not at the expense of our senior citizens or those with disabilities. As a commissioner, Naomi Twine said she will be mindful of every concern whether a resident or a non-resident as they are all important for people to take advantage of our Bayfront Corridor.

Dennis Murray said concepts have been distributed publicly but not actual plans. There is a lot to take under advisement and whoever said those who are not residents are not welcome to speak to this issue do not speak for him or the rest of the commissioners and this is a wrong attitude.

At 6:38 p.m., upon motion of Dave Waddington and second of Dick Brady, 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