

**John Hamilton called the meeting to order** at 5 p.m. after the **Invocation**, given by Julie Farrar, and the **Pledge of Allegiance**.

The clerk called **the roll** and the following Commissioners responded: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith.

**City staff present:** Jim Lang – Interim Police Chief, Paul Ricci – Fire Chief, Carrie Handy – Planner, Don Icsman – Law Director, Nicole Ard - City Manager, Hank Solowiej – Finance Director and Kelly Kresser – Commission Clerk.

**Upon motion of Diedre Cole and second of Pervis Brown, the commission voted to approve the minutes of the January 28 meeting and suspend the oral reading. The President declared the motion passed.**

#### **AUDIENCE PARTICIPATION** (*agenda items only*)

Bob Gentzel, 401 West Shoreline Drive, said he is representing the board members for the Chesapeake Lofts Condominium Property Owners Association. The annual meeting was held recently and those present tonight are representing all of the owners (Bob Gentzel, Lou Hibbard and Mike Meyers). A letter was submitted to the city commission and the city manager about safety issues presented by the Keller Building and they are urging the city to take immediate, decisive action to demolish this building. Bob Gentzel said he recognizes there was a recent discussion about this and the building represents a danger to the citizens of the city if it is not immediately demolished. Many of the owners cringe at the thought of the effects the winds may have and the potential for the water tower collapsing. Bob Gentzel asked the commission to act upon demolition.

Sharon Johnson, 1139 Fifth Street, said TIF money from the Chesapeake is coming in for the bonds (Item #3) and she believes there should be a lesser balance. She believes there is only interest being paid on the bonds. Wesley Poole suggested Sharon Johnson meet with Hank Solowiej so that answers can be provided for her questions.

#### **PUBLIC HEARING**

John Hamilton **opened a Public Hearing regarding an overview of the FY 2013 HUD Community Development Block Grant (CDBG) Annual Plan for the City of Sandusky. Carrie Handy, Planner, said this is the first of two public hearings for FY 2013.**

The CDBG program was authorized by the Housing and Community Development Act of 1974 and Sandusky is an entitlement community which means it receives money directly from HUD. Sandusky was declared a central city in an urbanized area with a population over 25,000 after the 2000 census. Since this time, the city is no longer in an urbanized area because of the 2010 census figures (the city's population was reduced), but will not lose its "Entitlement City" status or Entitlement allocation. This allocation is based upon a formula using data for housing stock and the city received approximately \$675,000 in its 2012 allocation. Carrie Handy said she anticipates receiving the final 2013 allocation in February and CDBG funds must be used to the greatest extent feasible to assist low and moderate income persons. The purpose of the CDBG program is to:

- revitalize the community;
- build upon local assets;
- coordinate a response to the needs of the community;
- integrate economic, physical, environmental, community development and human capital in a comprehensive and coordinated fashion.

Carrie Handy said the three focus areas for the CDBG program include housing, homelessness and community development needs. Statutory CDBG program goals include decent housing, a suitable living environment and expanded economic opportunities. The three national objectives that need to be looked at are: 1) to serve low and moderate income persons; 2) to prevent or eliminate slum and blight through an area basis, spot basis or urban renewal project; and 3) an urgent need. Carrie Handy said HUD has used median income figures for Erie County to determine low to moderate income eligible persons. At the 80% level, a four-person household could make approximately \$48,000 and still qualify. There is a five-year strategy for the city's CDBG plan. Focus areas in the Consolidated Plan are housing, assistance for homelessness and code enforcement, increasing home ownership, providing housing

stabilization, emergency home repair and accessibility modifications, the Erie County NSP grant and code enforcement activities. Programs include down payment assistance, homebuyer counseling and energy efficiency. Under community development activities in the Consolidate Plan, the city provided employment training, emergency housing payments and utility assistance, youth services, health services (preventative) and senior services. Under public facilities and improvements, the city provided street improvements, cleanup of contaminated sites, parks and recreational facilities, sidewalks, neighborhood facilities (community center/youth), homeless facilities and water/sewer improvements. Community development activities include economic development (RLF fund), direct financial assistance to for-profit businesses, micro-enterprise assistance and technical assistance for businesses.

Accomplishments made with the 2011 Annual Plan include:

<u>Administration:</u>	Information & Referral funding (2-1-1) and Fair Housing
<u>Housing Programs:</u>	emergency home repair and accessibility improvements and down payment assistance
<u>Public Services:</u>	emergency housing payments and utility assistance, community wellness and help with the Citizens Circle Program
<u>Public Facilities:</u>	street resurfacing on Columbus Avenue and Cedar Point Drive, Lions Park improvements and the community gardening program
<u>Economic Development:</u>	revolving Loan Funds were issued to Crush Wine Bar, Markley's Restaurant, the Krunchie Pickle and Adrienne's Foods.

Carrie Handy said the city provided code enforcement for 668 weed/tall grass complaints, 301 nuisance complaints and 41 housing complaints in 2011; \$36,312 was spent on these activities. There were 95 dilapidated structures demolished as well as one commercial structure.

The next Consolidated Plan Advisory Committee will be March 14 from 2 p.m. – 4 p.m. at the Central Fire Station, 600 West Market Street. On March 28, a draft of the Annual Plan should be available for public review, and the next public hearing will be on April 8. The Action Plan is due May 15.

Sharon Johnson, 1139 Fifth Street, said she would like to put a plug in for streets and demolition of houses with CDBG money.

**The President declared the public hearing closed.**

#### **CURRENT BUSINESS**

**Upon motion of Keith Grohe and second of Diedre Cole, the commission voted to accept all communications. The President declared the motion passed.**

#### **ITEM #1 – Submitted by George Poulos, Program Administrator**

**Budgetary Information:** There is no impact on the city's general fund. All projects in the program will be paid for through the CHIP grant funds.

**RESOLUTION NO. 003-13R:** It is requested a resolution be passed **authorizing and directing the city manager of the City of Sandusky, Ohio, to file an application for financial assistance from the FY 2013 Community Housing Improvement program through the Ohio Department of Development's Office of Housing and Community Partnerships;** and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Keith Grohe and second of Wesley Poole, the commission voted to approve this resolution according to Section 14 of the city charter. Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. Roll call on the resolution: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the resolution passed.**

#### **ITEM #2 – Submitted by Greg Sherman, Consultant to the City of Sandusky**

**ORDINANCE NO. 13-008:** It is requested an ordinance be **passed repealing Ordinance No. 12-117 passed by this City Commission on November 26, 2012; approving and ratifying a modified economic development loan in the amount of \$150,000 to Buckeye Community Twenty Two, LP;** and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Jeff Smith and second of Keith Grohe, the commission voted to approve this ordinance according to Section 14 of the city charter. Roll call on the motion: Yeas: Julie Farrar, Pervis**

**Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. Roll call on the ordinance: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the ordinance passed.**

**ITEM #3 – Submitted by Hank S. Solowiej, CPA, Finance Director**

**Budgetary Information:** The taxable urban renewal revenue bonds are for an amount not to exceed \$2,700,000, to provide monies to retire the current urban renewal temporary bonds, and to issue new monies for costs associated with the demolition of the Keller Building. This issue is expected to have a maturity no later than eight years.

**ORDINANCE NO. 13-009:** It is requested an ordinance be passed **providing for the issuance and sale of urban renewal revenue bonds in the maximum principal amount of \$2,700,000 for the purpose of paying costs of city urban renewal project activities in the Bayfront Urban Revitalization Area, and declaring an emergency.**

**Upon motion of Pervis Brown and second of Jeff Smith, the commission voted to accept the fiscal officer's certificate.**

*Discussion:* Hank Solowiej said at the December 10, 2012 meeting, the commission discussed changing the debt structure. The city currently has \$2.5 million outstanding with a tax exempt general obligation backing debt. The tax structure is changing and this will now be a taxable issue with no general obligation debt (this is a revenue bond). This gives the city flexibility about taking the Keller Building down and for the operations of the concession at the Paper District Marina. The term is different than what was stated in December as this is for a six-year note (rather than a five-year note); at the end of this time period, the note would be paid off. This includes the walkway, the emergency breakwall and the marina. Monies brought in from the Chesapeake will be used to pay the debt. Julie Farrar said the city is moving toward what needs to be done but currently is working on where the money will come from. Julie Farrar understands the concerns, and shares them, but the city must go through certain channels. She would not like to live next to this and have her street closed. These concerns are being heard and are not being ignored.

**Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the motion passed.**

**Upon motion of Keith Grohe and second of Pervis Brown, the commission voted to approve this ordinance according to Section 14 of the city charter. Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. Roll call on the ordinance: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the ordinance passed.**

**ITEM #4 – Submitted by Jane E. Cullen, P.E.**

**Budgetary Information:** The estimated cost of the east bay channel dredging project is \$1,000,000. The city is applying for 75% funding by the Ohio Department of Natural Resources in the amount of \$750,000. The city's estimated cost of the project as well as the grant match, in the amount of \$250,000 would be paid out of funds donated by the East Bay Channel Association.

**RESOLUTION NO. 004-13R:** It is requested a resolution be passed **authorizing and directing the city manager to file an application with the Ohio Department of Natural Resources, Division of Watercraft, to participate in the Recreational Harbor Evaluation Program grant for the east bay channel dredging project;** and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Diedre Cole and second of Jeff Smith, the commission voted to approve this resolution according to Section 14 of the city charter.**

*Discussion:* Diedre Cole said last year the city joined the National Great Lakes Small Harbors Coalition and asked if they could be helpful in finding additional funding. Nicole Ard said information was forwarded to this entity from the stakeholder group and a series of meetings are being hosted throughout the area. This group helps lobby congress for funding.

**Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. Roll call on the resolution: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the resolution passed.**

**ITEM #5 – Submitted by Troy Vaccaro, Chief Foreman**

**Budgetary Information:** No general fund money will be required for these purchases. These purchases have been budgeted for in the water fund and sufficient funds are available to purchase the vehicle and utility body.

**ORDINANCE NO. 13-010:** It is requested an ordinance be passed **declaring a 1997 Ford F350 two wheel drive utility truck equipped with a crane, VIN #1FTJW35H7VEG21218, as unnecessary and unfit for city use pursuant to section 25 of the city charter; authorizing and directing the city manager to purchase one 2013 Ford F450, cab and chassis, two wheel drive, regular cab truck from Valley Ford Truck, Inc., of Cleveland, Ohio, through the State of Ohio Department of Administrative Services cooperative purchasing program for the water distribution division; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.**

Upon motion of Pervis Brown and second of Julie Farrar, the commission voted to approve this ordinance according to Section 14 of the city charter. Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. Roll call on the ordinance: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the ordinance passed.

**ORDINANCE NO. 13-011:** It is requested an ordinance be passed **authorizing and directing the city manager to purchase one mounted truck utility body equipped with a crane and air compressor/generator combination unit from Kalida Truck Equipment, Inc., of Walbridge, Ohio, for the water distribution division; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.**

Upon motion of Diedre Cole and second of Pervis Brown, the commission voted to approve this ordinance according to Section 14 of the city charter. Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. Roll call on the ordinance: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the ordinance passed.

**ITEM #6 – Submitted by Amanda Meyers, Paralegal**

**Budgetary Information:** The cost of this acquisition will be approximately the administrative staff time necessary for acquisition and recorder fees. The city will recoup these costs upon sale. The taxing districts will not collect the delinquent taxes, assessments, penalties and interest currently due and owing in the amount of \$18,081.28 whether the city accepts the property or not. However, it is presumed that the city will be maintaining the property in the event of forfeiture to the State of Ohio, in which case the property will be exempt from taxation and the city will not be able to assess the property for the costs of mowing and maintenance. By returning this abandoned nonproductive land to tax producing status, the taxing districts will begin collecting approximately \$1,505.80 yearly in real estate taxes, which could eventually increase with rehabilitation and development of the property.

**RESOLUTION NO. 005-13R:** It is requested a resolution be passed **approving and accepting certain real property for acquisition into the land reutilization program; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.**

Upon motion of Jeff Smith and second of Keith Grohe, the commission voted to approve this resolution according to Section 14 of the city charter. Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. Roll call on the resolution: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the resolution passed.

**ITEM #7 – Submitted by Kelly L. Kresser, Clerk of the City Commission**

A request has been received from the Ohio Division of Liquor Control requesting a **transfer of D4 (beer and any intoxicating liquor to members only, for on premises consumption only until 1 a.m.) and D6 (sale of intoxicating liquor on Sunday between the hours 10 a.m. or 11 a.m. and midnight) liquor permits from Fraternal Order of Orioles Sandusky, Inc., 1814 Milan Road to 533 West Perkins Avenue, Sandusky.** It is requested the commission clerk be authorized to notify the Ohio Division of Liquor Control the city has no objection to this request.

Upon motion of Julie Farrar and second of Diedre Cole, the commission voted to request the clerk of the city commission to notify the Ohio Division of Liquor Control the city has no objection to this request. Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the motion passed.

**CITY MANAGER'S REPORT**

Nicole Ard thanked those persons who attended **the recent focus group meetings as well as Naomi Twine who helped to host and ask questions during the sessions.** Approximately 100 persons attended these sessions and noted one person left with a transponder and she (Nicole) hopes this is returned to the Erie Regional Planning office.

Nicole Ard asked for **feedback about potential dates for budget sessions and/or public hearings. Upon motion of Pervis Brown and second of Julie Farrar, the commission voted to hold a meeting regarding the 2013 budget on March 6 at 6 p.m. The President declared the motion passed.**

Nicole Ard said the **asbestos removal and underground storage tank activities are moving forward with the former Apex property on First Street.**

Nicole Ard said **rough estimates were received for asbestos removal at the Keller Building and if the building is to be removed,** items above ground should be removed first.

Nicole Ard said **encroachment issues are being worked out for First Street waterline project area.**

Nicole Ard said **encroachment agreements are being worked on for outdoor dining in various areas in the downtown.**

Nicole Ard said most people are aware of **the presentation she and Jeff Smith attended at the Sandusky Rotary Club the week before last by persons who are trying to attract foreign investors and she hopes Sandusky and Erie County will be attractive and valuable from a tourism aspect.**

Nicole Ard said **Lt. Frost has provided her with a report regarding the submission of a grant application for the Sandusky Police Department which had a 24-hour turnaround time** (information was received from Norfolk Southern). The grant request was for \$3,000 and money will be used to help monitor railroad areas where kids cross and in conjunction with Safe Routes to Schools discussions. Additional bicycle helmets and funds to help support bicycle patrols will be provided with the grant money, if received.

Nicole Ard **thanked Grace Episcopal Church for hosting a meeting this weekend regarding community gardens.** There are a lot of persons interested in community gardens and how they benefit the community through nutrition, providing food and redevelopment of vacant lots.

Nicole Ard asked for a **closed session regarding the city manager's office and personnel for the general services department.**

**OLD BUSINESS**

Keith Grohe asked the commissioners if they had a chance to look at the **performance evaluation forms** and if these are the forms they would like to utilize. Wesley Poole said he is fine with the forms as they are and the charter officers should take the opportunity to do a self-evaluation as there are probably a lot of things which they do the commissioners are not aware of. Keith Grohe said he spoke with Julie Farrar and everyone could do their evaluation and turn it in so three of the commissioners could then score them; these three commissioners could be picked at the next meeting. Diedre Cole said she does not expect the new commissioners to know this, but she remembers the city paid The Novak Consulting Group for the service of assisting the city, through contractual agreement, with a twelve-month evaluation of the city manager. Diedre Cole said the last time evaluations were performed, they were done as a group and included all of the city commissioners. Keith Grohe said this was just a suggestion and involving all seven commissioners is fine too. Don Icsman said he is not sure about The Novak Consulting Group involvement and is not sure this was part of the contract. The evaluation forms were established by prior city commissioner Kim Nuesse. Nicole Ard said on the evening of the Meet & Greet, it was decided not to use them (Novak) and this was not included in the recruitment advertisement. Diedre Cole said it is in the copy she has and Nicole Ard said she believes Diedre Cole was out of town at that time. Don Icsman said if the commission is to do these evaluations as described by Keith Grohe, the public records law requires that if evaluations are filled out by individual commissioners and are turned in to be utilized by others, they would become a public record. In the past, commissioners have been permitted to have an executive session. Private notes about each employee based upon individual interactions and thoughts become a public record only if they are shared with one another. If there are

personal notes which are not used by the group or the three commissioners as described, they would belong to each individual commissioner and will remain as such (not a public record). Previously, there was a crystallization of all of the thoughts and one evaluation was actually written out. These were then approved as the consensus of the commission and became the public record in the employee personnel file. Wesley Poole said he does not know what is going to be done now but after listening to what Don Icsman has just said, and in fairness to the employees, the commission should get together and the public record/evaluation should be what the commission comes to conclusion to as a group. Wesley Poole said his individual opinion should not be included in the evaluation, is of no value and should not be part of the record. This does not belong in the public sector unless the individual chooses to take it there on their own. Keith Grohe asked the commission to set the date at the next city commission meeting and Hank Solowiej offered to be the first one. Wesley Poole said the charter officers should take note between now and the next meeting and put together documentation that indicates the great things they have done during the year.

John Hamilton said there will be a **Public Hearing on February 13 at 10 a.m. at City Hall regarding the 2013 Community Housing Improvement Program**. Citizens are encouraged to attend this meeting to provide their input regarding the city's programs.

John Hamilton announced **city offices will be closed on Monday, February 18 in observance of the President's Day holiday**.

John Hamilton said the city received two volunteer applications for the **Downtown Design Review Committee** and asked that John Lippus and Erik Anderson be considered for appointment.

**Upon motion of Jeff Smith and second of Pervis Brown, the commission voted to appoint John Lippus to the Downtown Design Review Committee for a term ending December 31, 2015. Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the motion passed.**

**Upon motion of Jeff Smith and second of Pervis Brown, the commission voted to appoint Erik Anderson to the Downtown Design Review Committee for a term ending December 31, 2015. Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the motion passed.**

John Hamilton announced there are **vacancies on the Oakland Cemetery Board, the ADA Advisory Board and the Fire Prevention Code Board of Appeals**. Applications can be obtained online or in the City Commission Clerk's office.

Diedre Cole said at the last commission meeting, it was decided it would be a good idea to pursue a **multi-agency community Police Academy** and she has been in touch with Sheriff Sigsworth, Chief Klamar and members of the Sandusky Police Department who are putting materials together and meeting soon to discuss this for fall implementation.

Diedre Cole thanked all who participated in the recent community meeting regarding the **Safe Routes to School grant**. The Travel Plan is complete and is in the final stages with a few exceptions or minor changes to be made. Diedre Cole said she will be bringing legislation to the city commission at the second meeting in February. The application is due March 1 and this is on target and is going well.

#### **NEW BUSINESS**

Julie Farrar said the **asphalt has sunken at the intersection of Venice Road and Thorpe Drive**; she has gotten calls about vehicles bottoming out. Nicole Ard said she will have staff look into this.

Julie Farrar said she spoke with Hank Solowiej recently about **HB 5 which will affect income tax collections and this could have a detrimental effect upon Sandusky and its control over taxes**. Julie Farrar said there is draft legislation and she would like the commission to consider adopting legislation opposing HB 5. The city cannot afford more tax cuts to our local tax base nor lose control of how our money is spent and several other communities in Ohio have passed resolutions opposing this House Bill. Wesley Poole said he has been following this House Bill and believes it would be appropriate to ask Don Icsman to prepare this legislation now. Don Icsman said there will not be a communication, but this can be on the next agenda for passage or failure. Diedre Cole said there is a sample resolution on the Ohio Municipal League website.

Keith Grohe said there was a recent article in the newspaper about **Erie County offering office space to the City of Sandusky** and asked how the rest of the commissioners feel about this or if Nicole Ard should look into this. Jeff Smith asked Nicole Ard if anyone has contacted her from Erie County and she (Nicole) said "no". John Hamilton said there is no issue until the city receives a written offer as far as he is concerned. Julie Farrar said the first she heard this was after reading it in the newspaper.

**Upon motion of Pervis Brown and second of Jeff Smith, the commission voted to have an executive session regarding personnel, city manager's office. Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the motion passed.**

**Upon motion of Pervis Brown and second of Jeff Smith, the commission voted to have an executive session regarding personnel, general services department. Roll call on the motion: Yeas: Julie Farrar, Pervis Brown, John Hamilton, Diedre Cole, Wesley Poole, Keith Grohe and Jeff Smith, 7. The President declared the motion passed.**

#### AUDIENCE PARTICIPATION

Sharon Johnson, 1139 Fifth Street, asked if contract negotiations are taking place with the unions and John Hamilton said the contracts are being worked on. Sharon Johnson asked if the investigation involving a city supervisor has been completed or if this is ongoing. John Hamilton said he believes Scott Miller was terminated and Nicole Ard said he (Scott) was terminated on Friday. Sharon Johnson asked if this person/position will be replaced and Nicole Ard said at this point, operations will continue as they are and the respective foremen are handling their areas. Sharon Johnson asked what is going on with the First Street waterline project as this street was paved a few years ago and it appears it is going to be ripped out again. Nicole Ard said when putting in a waterline, typically contractors will rework a portion of the roadway and the city has funding in order to be able to do this. Nicole Ard said she does not know the timing of past work on this street but in order to perform waterline work, the city needs to have underground work performed and right-of-way work is being done to move forward.

Bob Gentzel, 401 Shoreline Drive, asked if the commission could provide a brief explanation of the steps and timeframe for the work regarding demolition of the Keller Building. Nicole Ard said the action taken by commission this evening (Item #3) will hopefully generate reissuance of a bond and funds made available by March. Hank Solowiej said the city should be able to close on these within several weeks; once this is done and official, more action will need to be taken. Nicole Ard said there is an engineering firm which has previously looked at asbestos removal. There are two parts to this: one involves issues above ground, the other involves issues below ground and this needs to be done correctly in order to take care of the immediate issue of the building. Previous work was performed confirming what had been done has not been "undone" by roof collapse or other events and the asbestos-containing material left in the roof must be taken care of. This includes design work by an engineer for demolition so an operations and maintenance plan can be developed for the facility. Workers must know what needs to be done for protection and an asbestos abatement specification must be prepared; bidding will need to be completed along with scheduling a hazard communication meeting. Post construction, an RMP annual notification as well as submittal to the EPA will need to be completed. The items needing to be taken care of below ground are referred to as Volatile Organic Compounds (vapors emanating from groundwater beneath the building). These items need to be properly disposed of as well making sure the ground water is not contaminated. Nicole Ard said demolition can also be accomplished without removal of underground items and there may be a developer that might want to do this as it will cost more. Bob Gentzel said he could envision this process taking years; Nicole Ard said she does not know in terms of the actual permitting, but it is important to make sure this is done right the first time and these issues should be considered prior to demolition. Bob Gentzel said this does not satisfy a lot of the concerns tenants are dealing with, but knowing what steps need to be completed is helpful, especially on windy days like today. Nicole Ard said with funding in place, she can ask the timeframe for the above ground work and mechanisms involved with the EPA. Bob Gentzel said the city does not receive enough compliments on things and on behalf of the folks in his neighborhood, the city should be proud of what it has done with the Paper District Marina. This is a wonderful project and an asset to the city. Outside of the safety issue, having this marina offset by an unopened street and a building which is a death trap is not what anyone wants to see for downtown Sandusky.

Andy Ouriel, [Sandusky Register](#), asked about speculation in the community some commissioners have discussed selling City Hall, 222 Meigs Street, specifically to a Chinese businessman. Andy Ouriel asked if any of the commissioners are aware of any such discussions or aware of any preliminary talks about this. Jeff Smith said he personally has not talked to anyone about selling this building, especially the Chinese. Julie Farrar, Diedre Cole, John Hamilton, Keith Grohe, Pervis Brown and Wesley Poole said "no". Wesley

Poole thanked Andy Ouriel for asking before printing something else in the newspaper. Andy Ouriel asked for an update on the Police Chief Selection Committee and Pervis Brown said the candidates have been narrowed to three and they are being evaluated; background checks are being performed. Pervis Brown said names will be submitted after the background checks are received. Andy Ouriel asked when these are expected and Pervis Brown said he expected them a week ago.

**The President announced a recess of the regular session at 6:17 p.m. Two executive sessions were held beginning at 6:35 p.m. Upon motion of Diedre Cole and second of Jeff Smith, the commission voted to adjourn the meeting at 6:50 p.m. The President declared the motion passed.**

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Kelly L. Kresser  
Clerk of the City Commission

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Diedre Y. Cole  
Vice President of the City Commission