

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

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

Dennis Murray acknowledged and welcomed **Justin Harris, the city's new Law Director**, to his first meeting.

**City staff present:** John Orzech – Police Chief, Dave Degnan - Fire Chief, Aaron Klein – Public Works Director, Matt Lasko – Chief Development Officer, Brad Link – Director of Public Services, Angela Byington – Director of Neighborhood Development & Planning, Don Rumbutis – IT, Stuart Hamilton – IT Manager, Trevor Hayberger – Assistant Law Director, Justin Harris – Law Director, Hank Solowiej – Finance Director, Eric Wobser – City Manager and Kelly Kresser – Commission Clerk.

**Upon motion of Dave Waddington and second of Nikki Lloyd, the Commission voted to approve the minutes of the April 25, 2016, meeting and dispense with the formal reading. The President declared the motion passed.**

#### **AUDIENCE PARTICIPATION**

None.

#### **PROCLAMATION**

**Naomi Twine read a Proclamation about the “Click It or Ticket” campaign taking place in Sandusky May 23 through June 5, 2016.**

#### **PRESENTATION**

Dennis Murray said the city has had **capital plans** in the past but not for any length of time into the future and appreciates the staff taking on the challenge to prepare one.

Aaron Klein, Director of Public Works, said this presentation is to provide an overview of the capital plan and its importance. The city's budget is broken into two components including operation and maintenance, and capital expenditures. Operating and maintenance refers to employee wages, fringes, training, utility bills and other similar items which help us to run on a daily basis. Capital expenditures can be broken out by capital assets and infrastructure. During our annual budget process to date, the focus has been on operating and maintenance, reserves and debt service. As far as capital expenditures, we have had departmental plans but not a comprehensive plan. The purpose and goal for this plan internally is for good financial practice, organization, fluidity between departments and for use as a budgeting tool. Externally, this will ensure transparency, incorporate all departmental plans into one place and to meet the goals of the Bicentennial vision. The process in creating this document started with recommendations from the Department Heads. Information from 22 planning documents, including the Bicentennial vision, was included in a detailed spreadsheet along with fund estimates provided by the Finance Director. Projects were shifted and reevaluated to ensure the city is in the black. It is important to note these are budgetary numbers, not engineer's estimates. During the Bicentennial visioning process, residents were provided the opportunity to share ideas and these have all been incorporated into one of the five strategies. This plan is a five-year guide and there is no guarantee each project will be funded, especially those scheduled for later in the document. Funding sources were identified through the annual Comprehensive Annual Financial Reports. Projects were broken down into eight basic categories including:

1. Economic Development – business and economic development
2. Neighborhoods – Neighborhoods and Blight
3. Provisions – equipment, vehicles, facilities, safety
4. Recreation – Parks, Bayfront trails, bike paths, Shoreline
5. Sewer – Waste Water Treatment, storm and sanitary sewers, overflows
6. Streets – local resurfacing, traffic, rights-of-way, urban forest, parking facilities, corridors, streetscape, walkability and transit stops
7. Technology – Technology, hardware and software
8. Water – Big Island Water Works, Water Distribution and water towers

Those projects designated for funding through “major infrastructure” are through Issue 8, CDBG and similar funds. Development is made up of CDBG and Issue 8 as well. Each of the categories are itemized by project and by year through CY2020. A breakdown was prepared and categorized further by department. As an example, Aaron Klein said a vehicle replacement schedule has been prepared for the Police Department so that during each of the five years, money is set aside for this purpose in order to be fiscally responsible. Aaron Klein said questions, comments and suggestions are welcome and this draft document will be adopted at a future commission meeting with changes. Aaron Klein thanked all of the Department Heads who assisted in preparing this document. Dennis Murray said approval will be taken up at a future meeting for this long-range plan for capital investment. Just like every other major capital project, legislation will have to be prepared for each item over \$10,000. Dave Waddington said this looks fluid, has purpose and direction, and he appreciates all of the work staff put into creating it. Wes Poole asked Aaron Klein to elaborate on the funding sources for each of the column headings (capital, development, EMS, public grants and loans, major infrastructure, private funding, district public financing, sewer, transit and water). Dick Brady said this is a dynamic document and we are not going to return to the commission in five years and find all of these projects completed. Aaron Klein said in the future, this should be prepared at the end of each year rather than in the middle of the year. Wes Poole said this is \$53 million worth of budgeting initiatives and asked how the commission will interact with the public about it and prioritize items. Dennis Murray said his understanding is this document was shaped through the strategic planning process and is to allocate resources to make these plans a reality. Naomi Twine said a lot of this was built from the Bicentennial visioning plan and public meetings held during the process. This plan was built from feedback received from the community along with the departmental needs identified. Wes Poole said he thinks the process to this point has allowed for as much public input as we are going to get but 2,000 to 2,500 persons out of a population closer to 25,000 only included those who were interested at that time. We are now getting into details and, for example, not everyone is excited about redoing the Jackson Street Pier and prohibiting vehicles from driving to the end of it, and we need to determine how to deal with this as it cannot be ignored and it is a big investment. Eric Wobser said the goal of this plan is transparency and we are very open to soliciting feedback from the public. The recommendations of the plan are based upon the public input received and there will be more with every single project. While we are looking for an overall adoption from the commission, this is meant to be a vision with many checking points on a project-by-project basis. As an example, the Jackson Street Pier project is a major one with many decisions needing to be made and this plan would set aside specific resources for preparation of a specific Master Plan while looking at the financial perspective. This is a property we would like to invest in based upon the feedback received and the size, scope and details will be determined at a later date and after a planning process. There will have to be self-financing for this and other projects. Dennis Murray said public input is incredibly important but we need to effectively solicit public input and this document is incredibly detailed. Dick Brady said each of these

projects will be vetted in the future by the commission and residents should not feel like they should be involved in the minutiae and detail, especially those expenditures which are under \$10,000. Wes Poole said he recognizes the public will probably not be very involved in some things, but presenting a plan to transfer the Jackson Street Pier from one which residents currently can drive, walk and fish upon, and which supports three existing businesses, changed to a place where one would be lucky to get a parking space because of the reduction of parking by seventy percent. People who park at the end of the pier are often the ones who are unable to walk this distance by themselves and public input and discussion is necessary as the Pier currently is in full utilization. It is one thing to have a plan that eliminates deficiencies or beautifies areas of the city, but the Jackson Street Pier is fully utilized and enjoyed the way it is and we need a great deal of discussion prior to displacing those folks who work here. Dennis Murray said he did not understand seventy percent of the parking would be eliminated and the commission will have items presented in the future to have this type of discussion on a project-by-project basis. There are three incredibly important documents which allow the commission to understand what it is we are doing: the operating budget, the Consolidated Annual Financial Report and this capital project which is a roadmap for what is coming up next. This is a long-term plan for where we are going to go and it has been a huge undertaking to get to the point where a draft is available for consideration. Wes Poole said the parking reduction is only 62.9% and he was off by three spaces. Eric Wobser said this discussion is exactly why this process is important because this dialogue is the result of a conceptual plan which was based on a comprehensive city-wide plan; each of these recommendations will be vetted at this table in the future. Ultimately, there may be different visions for the Jackson Street Pier and there will be much input weighed in before making any decisions. What was stated in the Strategic Plan may be dramatically different from what ultimately will happen; this was simply to state what inspirationally was possible and what benefits we may have from different investments. Greg Lockhart asked where the city is with the Jackson Street Pier and if there is a timeline for the project. Eric Wobser said we are at the very beginning stages and a Request for Qualifications is currently out for those who might be interested in partnering and proposals are due June 17. An engineering or planning firm would have to then look at the site and we would have to look for funding sources. The funds generated through the Chesapeake TIF might be available for this purpose and are restricted as to their use. Those at the Chesapeake Lofts have asked the city to identify Shoreline Drive and the Jackson Street Pier for these types of investments and anticipates in the next 30 – 40 days staff will ask for a detailed, conceptual plan to be designed for what might be built here as well as the cost to construct. Nikki Lloyd thanked Aaron Klein for his work on this plan and said it is nice to have direction for the future and it is important to remember the funds will be available if we need them; we need to take the public's comments into consideration which can be done on a project-by-project basis. Greg Lockhart said this project in particular (Jackson Street Pier) is a point of contention and needs to be discussed in a public forum. Dennis Murray suggested once the RFP's are prepared, a city commission meeting is where these public forums will take place.

### **PUBLIC HEARINGS**

**Dennis Murray announced the opening of a Public Hearing regarding a proposed alley vacation made by Cedar Point in the area of Third Street.**

**Casey Sparks, Assistant Planner, said this Public Hearing is regarding an application received for a proposed vacation of portions of the alleys located north and south of Third Street as well as a portion of Third Street, east of Austin Street and west of Causeway Drive. It is important for the City Commission to analyze and preserve alleys**

for future planning endeavors or projects when possible. Alley vacations should only be considered when the city can definitively determine there will not be a public use in the future and when the vacation will not land lock any parcels, nor adversely impact traffic circulation or adjacent properties. At the March 23, 2016 Planning Commission meeting, the members unanimously recommended approval for the vacation of the alleys and the portion of Third Street. The applicant, Cedar Point, LLC has applied to vacate these areas as well as rezone the surrounding parcels from Single Family Residential to Commercial Recreation. Planning staff recognizes that a portion of Third Street is already vacated and Cedar Point Park, LLC currently owns the abutting parcels. Cedar Point Park, LLC is the only abutting property owner to the alleys and the portion of Third Street. The proposed alley vacations will not land lock any property and the right-of-way is no longer of use for the public. Staff believes the adjacent property owners will not be impacted further, nor will it deny access to any properties. The Engineering Department has reviewed the proposed vacation and stated the applicant needs to obtain access to sewer and water lines through easements, similar to how the previous vacation of Third Street was handled. The current city Comprehensive Plan references goals that encourage preserving existing city property for future development. Casey Sparks said it is requested City Commission approve vacation of two alleys located at the north and south end of Third Street as well as a portion of Third Street.

Jeff Rengel, 421 Jackson Street, said he received a notice of this application as his family owns a number of vacant lots in this area of the city and he attended the Planning Commission meeting where it was considered. Jeff Rengel asked if the procedure has changed since he last attended as after the item was brought up, the applicant was invited to speak and the Chair asked other Planning Commission members to comment, and then immediately called for a vote without allowing members of the public to comment. Jeff Rengel said he had hoped to hear the plans for these lots because about 20 years ago, his family requested a zoning change for a number of lots (to commercial) but they were denied based upon the fact they did not have a comprehensive, detailed plan what they were going to do with them if it was changed. He expected Cedar Point to have a plan to indicate what they were going to do with the property and asked if the city's policy has changed regarding this requirement. Dennis Murray said this is an important point and although he was not at the Planning Commission meeting, he understands those present were not afforded the opportunity to speak. We do not require an applicant to say exactly what it is they are planning to do with property when vacated. Trevor Hayberger, Assistant Law Director, said he did not attend this meeting and without knowing the facts, would defer on offering an opinion until this has been reviewed. Jeff Rengel asked if plans need to be presented with an application to rezone property and Dennis Murray said he thinks the answer is no but he does not think it is right those in attendance were not afforded the opportunity to speak at the Planning Commission meeting. Jeff Rengel asked how often the city updates its address database as he only received one notice and it was for the second hearing. He does not know if he has any objections to what Cedar Point is planning to do as he does not know what they plan to do; Dennis Murray said this is not required. Wes Poole said he attended the Planning Commission meeting and not allowing the public to speak was an oversight. There were two ladies who wished to speak, but no one knew they wanted to and one of them actually got to the meeting after the subject was addressed. The Planning Commission members did acknowledge Jeff Rengel was not afforded the opportunity to speak, and noted this will not happen again.

Bonita Lofties, 2105 Sherman Street, said no one afforded her the opportunity to speak to this issue at the Planning Commission meeting. Bonita Lofties said she owns several parcels in this area and asked where this will end and if Cedar Point will bully her out of

what she has, or shuts her out or fences her in without access to her properties. Bonita Lofties asked if she will still have access to this property if she retains her lots. Dennis Murray said his understanding from the staff communication is this will not leave any existing properties isolated and without access and he cannot imagine vacating a street in any circumstance which is necessary to provide access to private property.

Justin Harris said in terms of procedure, when an application for vacation is submitted, a comprehensive plan for the property does not have to be spelled out as to the purpose. These forums are held for concerns to be addressed, but if significant changes need to be made to the property, it is vetted through the normal process.

Rob Decker, Cedar Point, said he presented at the Planning Commission and did not declare the exact intent for the property as Cedar Point does not yet have a specific plan. This property is next door to Cedar Point's resident life dormitory and recreational facility. The intent is to clean up the zoning of individual parcels adjacent to their property. Cedar Point does not plan to build residences, but plans to build a better campus life for those coming into the community seasonally. There is no blocking of access for the parcels not owned by Cedar Point and anything permitted by commercial recreation is on the table, but not night clubs or roller coasters. Many people have their first jobs at Cedar Point and they would like to provide the best experience possible for them. The recreation center was expanded two years ago to give these kids something to do in the evenings. Rob Decker said he regrets if there was not an opportunity provided to have dialogue, but welcomes it and said it is the goal of Cedar Point to amend the zoning from residential to commercial recreation to continue growing their business in a professional way. Some of the parcels adjacent to Cedar Point are vacant now and may be occupied in the future and will conform to all zoning requirements to work in unison with other parcels. Cedar Point does feel it is their advantage to acquire commercial frontage to provide a better life for their residents. Dennis Murray said his recommendation would be to provide a proper hearing during the course of a Board of Zoning Appeals board meeting as this might be at risk of a challenge being made. Dick Brady said it does not sound as if time is of the essence and an opportunity will not be lost over extending this decision for a couple of weeks or a month. Rob Decker said this would not be unreasonable and he would be willing to be heard again on the same principles brought forward the first time.

Angela Byington said the two applications are separate; the first is for the right-of-way vacation which does not require a Public Hearing at the Planning Commission. The second is for the rezoning which would require a Public Hearing by the Planning Commission. The Chairperson of the Planning Commission did not state what he usually does (asking those in favor and/or those opposed to speak), and believes there was a broad statement at the beginning about it being a public hearing and taking comments, but the normal procedure was not followed. After the vote occurred, residents did have an opportunity to speak and it was apparent the Planning Commission members did not have a change of heart, but will leave it up to the Law Department if the rezoning applications should go back to them.

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

**Dennis Murray announced the opening of a Public Hearing made by Cedar Point regarding a proposed zone map amendment for 16 parcels.**

**Casey Sparks, Assistant Planner, said an application was received to rezone sixteen parcels owned by Cedar Point from Single Family Residential to Commercial Recreation.**

The Bicentennial Vision/ Comprehensive Plan outlines citywide development for the next ten years. In general, zoning amendments should align with the proposed land uses stated in a Comprehensive Plan. The Comprehensive Plan is utilized by staff as one factor when evaluating proposed amendments. Cedar Point owns several parcels to the east of this area and has stated as they look forward to future development opportunities, the projects would need to conform to commercial recreation zoning; as such the applicant has proposed to amend the above listed parcels. At this time the applicant has not confirmed plans for redevelopment of these parcels. The rezoning of a parcel should not be dependent on a site plan or proposed development plan as there is a potential these plans would never come into fruition. Instead, planning staff looks to the Bicentennial Vision/Comprehensive Plan to make a recommendation on the future zoning of a property. The applicant has also proposed to vacate the adjacent alley for future improvements within the area. The applicant currently owns all of the parcels proposed to be rezoned. The Planning Commission unanimously recommended approval of the rezoning application on March 23, 2016. The current Comprehensive Plan references one of the top priorities for the east side of town to be the extension of the Cedar Point experience from the peninsula to the mainland and will promote a campus atmosphere. It is requested the City Commission approve the proposed amendments to the zoning map for these sixteen parcels.

**Dennis Murray said as a matter of record, those comments made at the first Public Hearing by persons here this evening are also incorporated into the record and made part of this Public Hearing record.**

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

**Dennis Murray announced the opening of a Public Hearing made by McGookey Properties, LLC regarding a proposed zone map amendment for 629 East Washington Street.**

Casey Sparks, Assistant Manager, said an application has been received to rezone the northern portion of the property located at 629 Washington Street from two-family residential to Downtown Business District. The Bicentennial Vision/Comprehensive Plan outlines the citywide development for the next ten years. In general, zoning amendments should align with the proposed land uses stated in a Comprehensive Plan. Therefore, the Comprehensive Plan is utilized by staff as one factor when evaluating proposed amendments. The applicant, McGookey Properties, LLC, has proposed to rezone a portion of 629 Washington Street and this property is currently utilized as a single-family dwelling. McGookey Properties, LLC is the current property owner of this parcel as well as adjacent parcels. Daniel McGookey, on behalf of McGookey Properties, LLC, has stated that he would like to utilize the current structure on the rear of the property for a tap room to service the adjacent proposed brewpub. The surrounding properties are zoned as downtown business. Per the Comprehensive Plan, this section of the city is located within the Battery Park area which encourages mixed-use development. The rezoning application provided by the applicant indicates the northern section of the parcel will be split from 629 Washington Street and combined with adjacent Parcel #56-00027.000. This lot split and combination will result in the creation of a non-conforming lot; the newly created lot will be .0732 acres or 3,187 square feet. In addition to rezoning the property, the applicant would need to apply for a variance to the size of the remaining lot at 629 Washington Street, and for a separate variance for the proposed side yard setback for the existing building to be used as a tap room. The rezoning of a parcel should not be dependent on a site plan or proposed development plan as there is a potential these plans would never come to fruition.

Instead, planning staff can only review the rezoning application based on the impact to the surrounding properties and what the Comprehensive Plan states for this particular area. The Comprehensive Plan recommends this area to be mixed use. Rezoning this portion of the parcel to Downtown Business District would encourage mixed use. Staff does recognize this proposal also upholds the residential use along Washington Street as the existing dwelling will remain. At the March 23 Planning Commission meeting the members recommended approval of the rezoning application with the following conditions:

- A variance application is submitted and approved for the remaining residential lot, prior to City Commission approval;
- a variance application is submitted and approved for the side yard setback for the existing building;
- any future use of the existing building shall submit a parking plan for approval through Planning Commission.

To date, the applicant has not applied for a variance for the proposed newly-created lot, nor has the applicant provided a legal description of the revised lots. Staff does recognize the applicant would not want to move forward with creating a new legal description unless a variance is approved. Planning staff would recommend tabling this agenda item until the applicant has received approval of the variance of the proposed residential lot and revised legal descriptions are submitted. These items will be provided prior to the May 23 City Commission meeting. The current City Comprehensive Plan recommends this areas to be mixed use. It is requested the City Commission table the proposed amendments to the zoning map regarding the northern portion of the property located at 629 Washington Street.

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

#### **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.**

#### **SECOND READING**

**ITEM #1 - Submitted by Casey Sparks, Assistant Planner**

**AMENDMENT TO ZONING MAP FOR 301, 307, 309 & 409 WATER STREET**

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

**ORDINANCE NO. 16-072:** It is requested an ordinance be passed **amending the official zone map of the City of Sandusky to rezone four parcels from Limited Manufacturing District to Downtown Business District.**

**Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to approve this ordinance at second reading. Roll call on the ordinance: Yeas: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Dick Brady, Greg Lockhart and Dave Waddington, 7. The President declared the ordinance passed at second reading.**

**SECOND READING****ITEM #2 - Submitted by Casey Sparks, Assistant Planner  
AMENDMENT TO ZONING MAP FOR 1202 AND 1208 FIRST STREET**

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

**ORDINANCE NO. 16-073:** It is requested an ordinance be passed amending the official zone map of the City of Sandusky to rezone Parcel #57-03384.000 located at 1202 First Street, and Parcel #57-03385.000 located at 1208 First Street from Residential Business District to Commercial Service District.

Upon motion of Naomi Twine and second of Wes Poole, the commission voted to approve this ordinance at second reading. Roll call on the ordinance: Yeas: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Dick Brady, Greg Lockhart and Dave Waddington, 7. The President declared the ordinance passed at second reading.

**ITEM #3 - Submitted by Casey Sparks, Assistant Planner  
VACATION OF TWO ALLEYS/THIRD STREET AREA**

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

**ORDINANCE NO. 16-074:** It is requested an ordinance be passed vacating portions of the alleys located to the north and south of Third Street as well as a portion of Third Street, within the city, as set forth on the vacation plats, copies of which are marked Exhibits "A-2", "B-2", and "C-2" attached to this ordinance and incorporated herein; and declaring that this ordinance shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the city charter.

Upon motion of Dave Waddington and second of Nikki Lloyd, the commission voted to approve this ordinance in accordance with Section 13 of the city charter.

*Discussion:* Dennis Murray said a Public Hearing was not required for the vacation of this alley under these circumstances.

Roll call on the motion: Yeas: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Dick Brady, Greg Lockhart and Dave Waddington, 7. Roll call on the ordinance: Yeas: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Dick Brady, Greg Lockhart and Dave Waddington, 7. The President declared the ordinance passed under Section 13 of the city charter.

**ITEM #4 - Submitted by Casey Sparks, Assistant Planner  
AMENDMENT TO ZONING MAP FOR SIXTEEN PARCELS**

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

**ORDINANCE TABLED:** It is requested an ordinance be passed amending the official zone map of the City of Sandusky to rezone sixteen (16) parcels from R1-40 Single-Family Residential district to "CR" Commercial Recreation district.

Upon motion of Dave Waddington and second of Wes Poole, the commission voted to pass this ordinance at first reading.

Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to table this item based upon the information presented about residents now being permitted to speak to this issue at the Planning Commission.

*Discussion:* Dennis Murray said ultimately he thinks the city will be able to pass this legislation, but tabling it is the right thing to do at this time.

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

**ITEM #5 - Submitted by Casey Sparks, Assistant Planner**

**AMENDMENT TO ZONING MAP FOR PROPERTIES NEAR 629 WASHINGTON STREET**

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

**ORDINANCE TABLED:** It is requested an ordinance be passed amending the official zone map of the City of Sandusky to rezone a portion of Parcel #56-01241.000, located at 629 Washington Street, from “R2F” Two-Family Residential district to “DB” Downtown Business district.

**Upon motion of Dave Waddington and second of Dick Brady, the commission voted to table this ordinance. Roll call on the motion: Yeas: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Dick Brady, Greg Lockhart and Dave Waddington, 7.**

**ITEM #6 - Submitted by Arielle Blanca, Community Development Manager**

**SUBMISSION OF FY 2016 CDBG ONE-YEAR ACTION PLAN**

**Budgetary Information:** There is no impact on the city’s general fund. All projects in the program will be paid for with CDBG Funds.

**ORDINANCE NO. 16-075:** It is requested an ordinance be passed authorizing and directing the City Manager to accept an entitlement grant in the amount of \$657,023 total Community Development Block Grant funds for the program year of July 1, 2016 through June 30, 2017, and to submit to the United States Department of Housing and Urban Development a FY 2016 one-year action plan; 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 accordance with Section 14 of the city charter.**

*Discussion:* Dennis Murray said this is an incredibly important program for the City of Sandusky and meetings have been held about it.

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

**ITEM #7 - Submitted by Amanda McClain, Housing Manager**

**SALE OF PROPERTY AT 820 PERRY STREET**

**Budgetary Information:** The cost associated with this purchase and sale agreement is the total amount of the title examination, deed preparation, escrow fees and any other customary fees that may be due and payable in the ordinary course of the sale and purchase transaction, which will be recouped from the purchase price. The sale and rehabilitation of this property will revitalize the neighborhood by protecting and enhancing the surrounding property values. The taxing districts will once again begin collecting real property taxes in the amount of \$1,211.64 annually.

**ORDINANCE NO. 16-076:** 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 #57-04293.000 located at 820 Perry Street, Sandusky, 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 approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.**

*Discussion:* Dennis Murray thanked Mr. Johnson for his proposed investment in the city and stated this property will hopefully be rehabilitated and we have had good success with these.

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

**ITEM #8 - Submitted by Amanda McClain, Housing Manager**

**ACCEPT SEVEN PARCELS OF LAND THROUGH LAND REUTILIZATION PROGRAM**

**Budgetary Information:** The cost of these acquisitions will be approximately \$882 to pay for the title exams and transfer fees. The city will not collect the \$1,442.15 owed to the city in special assessments, nor will the taxing districts collect the \$45,272.30 owed in delinquent taxes. However, all or part of these costs may be recouped and reimbursed upon the sale of the parcels. As the properties are put back into tax producing status, the taxing districts will once again begin collecting real estate taxes of over \$2,887.30 per year, which will greatly increase as the properties are redeveloped.

**RESOLUTION NO. 024-16R:** 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 Naomi Twine and second of Dave Waddington, the commission voted to approve this resolution under suspension of the rules and in accordance with Section 14 of the city charter. Roll call on the motion: Yeas: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Dick Brady, Greg Lockhart and Dave Waddington, 7. Roll call on the resolution: Yeas: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Dick Brady, Greg Lockhart and Dave Waddington, 7. The President declared the resolution passed under suspension of the rules and in accordance with Section 14 of the city charter.**

**ITEM #9 - Submitted by Matt Lasko, Chief Development Officer**

**ADDENDUM TO LEASE AGREEMENT WITH OWEN SOUND TRANSPORTATION COMPANY FOR USE OF THE JACKSON STREET PIER**

**Budgetary Information:** The city shall receive a one-time payment of \$10,338 due and payable on or before July 15, 2016, for calendar year 2016. All revenues are to be deposited into the general fund.

**ORDINANCE NO. 16-077:** It is requested an ordinance be passed **authorizing and directing the City Manager to enter into a thirteenth addendum to the lease agreement between the city and the Owen Sound Transportation Company, Limited, for the utilization of dockage space at the Jackson Street Pier;** and declaring that this ordinance 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 accordance with Section 14 of the city charter.**

*Discussion:* Dennis Murray said this lease agreement is for the Pelee Islander vessel.

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

**ITEM #10 - Submitted by Angela Byington, Director of Neighborhood Development and Planning**

**AGREEMENT WITH TRUST FOR PUBLIC LAND FOR DOWNTOWN EAST BAY PLAN**

**Budgetary Information:** The project cost will not exceed \$90,244. Fifty percent, or \$45,122, will be paid through reimbursement to the city by the Coastal Management Assistance grant and the remainder will be paid by a donation to the city of \$45,122 from the Erie County Community Foundation.

**ORDINANCE NO. 16-078:** It is requested an ordinance be passed **authorizing and directing the City Manager to enter into a cooperative agreement between the City of Sandusky and the Trust for Public Land for professional services for the Sandusky Downtown East Bay Plan;** 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 accordance with Section 14 of the city charter.**

*Discussion:* Angela Byington said the city applied for funding with the Trust for Public Lands (TPL) in 2014 and has since undertaken a Comprehensive Plan which laid out a high level, mixed-use development public access plan for the Battery Park area, City Hall and Surf's Up properties comprising of approximately 27 acres. The city was awarded the Coastal Management Assistance grant and the TPL will implement the plan for us. This agreement will start the process and will take a more in depth look at the public areas within the plan area and provide greater public access to the water and activate those areas currently underutilized. The cost is just over \$90,000 with \$5,122 of Coastal Management Assistance grant funds and the other portion coming from local foundations. We will begin the planning process in June starting with a stakeholder meeting and then hold public meetings throughout the process. We are hoping to have the plan completed by the end of the year; however, we have until June of 2017 to finish it. Wes Poole asked who the stakeholders will be and Angela Byington said the initial stakeholder committee will be made up of 30± individuals including local nearby residents, property owners, leaseholders and representatives from the schools and local foundations. Eric Wobser said this will be to kick-off the process, but there will be other public meetings to allow people to share their vision(s) for the property.

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

**ITEM #11 - Submitted by Victoria Kurt, Recreation Superintendent  
NEW FEE STRUCTURE FOR PAPER DISTRICT MARINA**

**Budgetary Information:** Any proceeds generated annually by said rates will be deposited in the Parks and Recreation fund.

**ORDINANCE NO. 16-079:** It is requested an ordinance be passed **approving a new fee schedule for the Paper District Marina;** 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 accordance with Section 14 of the city charter.**

*Discussion:* Dennis Murray said he will abstain from this vote as he has minority interest in another local marina.

**Roll call on the motion: Yeas: Wes Poole, Nikki Lloyd, Naomi Twine, Dick Brady, Greg Lockhart and Dave Waddington, 6. Abstain: Dennis Murray, 1. Roll call on the ordinance: Yeas: Wes Poole, Nikki Lloyd, Naomi Twine, Dick Brady, Greg Lockhart and Dave Waddington, 6. Abstain: Dennis Murray, 1. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.**

**ITEM #12 - Submitted by Aaron Klein, Director of Public Works  
GRANT APPLICATION FOR JAYCEE PARK GREEN INFRASTRUCTURE**

**Budgetary Information:** The estimated project cost is \$800,000 with a total grant request of \$500,000. The additional \$300,000 would be paid from sewer funds (if sewer related), the capital fund through Issue 8 infrastructure and/or Community Development Block Grant fund allocation annually for parks. There is no cost to complete and submit the application.

**RESOLUTION NO. 025-16R:** It is requested a resolution be passed **approving and ratifying the submission of a grant application to the National Recreation and Park Association for financial assistance through the Great Urban Parks Campaign: Green Infrastructure in Underserved Communities program;** 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 Nikki Lloyd, the commission voted to approve this resolution under suspension of the rules and in accordance with Section 14 of the city charter.**

*Discussion:* Aaron Klein said this happened very quickly and is the reason why it is being requested a week late. The city has a long-term plan for our sewer infrastructure and an analysis of locations throughout the city was approved in 2015 to implement and provide green infrastructure. The idea is to treat water before it gets to the plant with such things as permeable pavement and retention ponds. In the consultant's analysis, there were about 60% done and there was an opportunity at Jaycee/Wightman Wieber Park to get this done. This grant opportunity was presented to the city and knowing this is a key part of the Bicentennial Plan, it seemed to make sense to do these two things together. The difficulty is there are three to five projects nationwide which may be awarded but this is only the first round. The project cost is estimated to be around \$800,000 of which \$500,000 would be paid for through this grant; the remainder would come from sewer funds, Issue 8 funds or CDBG funds.

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

#### **CITY MANAGER'S REPORT**

Eric Wobser welcomed **Tim McCreedy** to the meeting and said he is a Senior at **Sandusky Central Catholic** and will be job shadowing him for two days this week. The city also hosted students from Perkins High School and Sandusky High School during the past month.

**Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to accept a donation in the amount of \$100 from Cold Creek Cleaning Services for the K9 fund. The President declared the motion passed.**

**Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept a donation in the amount of \$20 from an Anonymous donor to the K9 fund.**

**Upon motion of Naomi Twine and second of Nikki Lloyd, the commission voted to accept a donation in the amount of \$300 from the Sandusky Lion's Club for a Mylander memorial tree which was planted at Veterans Park. The President declared the motion passed.**

**Upon motion of Naomi Twine and second of Wes Poole, the commission voted to accept a donation in the amount of \$10 for the K9 Fund as well as a donation of three Dwarf trees for the canoe launch facility from Dave Waddington. The President declared the motion passed.**

Eric Wobser said in honor of **Sandusky native Orlando Pace** and his induction into the Pro Football Hall of Fame and other accomplishments made through the years, the city is looking into the possibility of renaming a portion of Grant Street (between Hayes Avenue and Camp Street) to "Orlando Pace Drive" in partnership with the Sandusky Register and the Sandusky City Schools later in the fall.

Eric Wobser said on January 21, the city approved a 180-day timeline for the owner/contractor working on the **demolition of the former American Crayon site**; July 21 is the required demolition date. The approved demolition plan had internal benchmarks to ensure progress is made. The city has been in communication with the owner as he has fallen behind on these internal benchmarks. While the July 21 date is still possible, we fear this is becoming less and less likely; the property is hazardous, and the structure is unsafe and the city remains committed to stepping in if this demolition cannot be fully carried out by the owner.

Eric Wobser said on April 26, **Erie County Job and Family Services - Children Services, hosted an award and recognition dinner** called ACE (Aiding Children's Excellence). Award nominations are received in several categories, one of which is law enforcement. This year **Officer Kristopher Parsons and Detective Ken Nixon were nominated for the award**. The nominations were submitted for exceptional duty, compassion and resolve in aiding children throughout our community. Officer Parsons was noted to always have a caring approach to children when dealing with them. He always takes the time to be patient and compassionate with them when they are dealing with a crisis. Detective

Nixon has worked very diligently on some of the most heinous abuses of children and has had several cases that went to trial with convictions. He also is leading efforts with gang investigations involving children. Congratulations to both of these officers for this recognition.

Eric Wobser said there have been several instances of **officers caught on camera and fortunately, the actions were of officers performing community policing** such as playing basketball with neighborhood children. This has been captured in a positive light by Sandusky Scanner Live and on Facebook. These are early, positive responses to our community policing efforts. Eric Wobser thanked John Orzech and his team for putting these forward.

Eric Wobser said **Matt Lesch graduated from the Executive Fire Officer Program (EFOP)** in Maryland. The EFOP is a multi-year program that provides senior fire officers with a broad perspective on various facets of fire and emergency services administration along with professional development that spans four years, taking one course per year. Each course is two weeks in duration and is the equivalent of an upper division baccalaureate or graduate level course. This is a great accomplishment and we are fortunate to have experienced officers such as Matt Lesch in the department.

Eric Wobser said on July 2, the **Sandusky Fire Department will host a 5K**; details about registration will be coming soon.

Eric Wobser said on April 29, Heather Turner, a member of the Finance Department team, brought forward an interesting story which had happened in our city. The story was shared on the Police Department Facebook page and also picked up by Fox 8 News in Cleveland. A lady stopped down with a water shut-off notice she found in the parking lot of a local store and asked if the account had been taken care of yet. She was advised half of the bill was paid and then proceeded to pay the remaining balance...**paying it forward**. This was the second story of someone helping a stranger in need which has happened in the past week.

Eric Wobser said grading and seeding has been completed at the **Surf's Up demolition site**.

Eric Wobser said **Cedar Point Water Main is complete**. We are reviewing quantities and punch lists.

Eric Wobser said the contractor for the **East End sewer project** has been working as much as possible to complete work on Cleveland Road around Cedar Point's schedule and there may be some overlap.

Eric Wobser said we are working to organize a meeting with nearby stakeholders to discuss construction on the **Jackson Street parking lot** before it begins.

Eric Wobser said city staff will hold an open meeting to discuss the issue of **Transient Rentals** on May 17 at Sandusky High School, Room 301 at 6 p.m.

Eric Wobser said the city is accepting proposals for the **Sandusky Neighborhood Initiative** from qualified planning firms until May 19.

Eric Wobser said the city has now officially taken title to the **property located at 707 Warren Street**.

Eric Wobser said the regularly scheduled **Planning Commission meeting** scheduled for May 25 has been rescheduled to May 31 at 4:30 p.m. There will be a special Planning Commission working meeting on May 18 at 4:30 p.m. in the first floor conference room for the purpose of discussing an amendment to Chapter 1149 of the Zoning Code, Site Plan Off-Street Parking.

Eric Wobser said the final **“Company’s Coming” event** will take place this weekend with the opening day celebration on May 14 from 11 a.m. – 2 p.m. at Schade-Mylander Plaza. This celebrates the beginning of the spring and summer season and he thanked the organizers. The first event brought over 300 volunteers who collected well over a ton of trash, six tons during drive-through dump day, and for collecting over 1,000 tires.

Eric Wobser said there was a motion accepting an anonymous donation **of landscaping at the Butler Street ramp** and this turned out very nice and is a beautiful gateway to the city. There are also fourteen planters along this corridor which are beautiful. Dennis Murray said this was a knockout event and thanked Dave Waddington for his efforts.

Dave Waddington said with the announcement of **KBI closing**, it may seem like a last ditch effort, but requested the commissioners all to sign a letter addressed to Senator Sherrod Brown. We need to reach out as there is a little bit of time and perhaps someone on the federal level may be able to help. It is hard to look at people who lose their jobs and the very least we can do is reach out and at least try. Dennis Murray said this is an international problem in a lot of ways and it is unfortunate what is happening; if anyone has the ability to pull a rabbit out of a hat, it would be Senator Brown based on his position in the Senate.

Wes Poole asked if everything is in order for **Ohio Bike Week** and Eric Wobser said Victoria Kurt has been the point person for the city and several internal meetings have been held. Eric Wobser said he assumes things are going well at this point as he has not heard otherwise.

### **OLD BUSINESS**

Dave Waddington said a resident approached him this weekend about **the former Esmond Dairy property on Campbell Street** which is a pile of rubble. The city may have information about where this demolition is, but those living near it do not and there are rats, high weeds and grass. Eric Wobser said there have been extensive conversations concerning this property and one of the challenges is the significant environmental issues and our attorneys have advised not go onto the property unless we are remediating them or we would assume liability for environmental contamination. Last year, the city passed legislation allowing to use excess EMS monies to aid in the demolition of blighted structures and approximately \$700,000 has been set aside for this and the former American Crayon properties which are first and second on our list. This might be an expensive demolition, but there is probably enough to move up some funding for this particular property once we know if we will have to expend funds for the American Crayon demolition. Dave Waddington said this is a health and safety issue and this is unacceptable.

Dave Waddington said he understands **chickens are permitted in the city** and Kelly Kresser said once they become a nuisance, the city can take action to abate the nuisance with the property owner, but they are not illegal to keep. Trevor Hayberger said the Planning office has dealt with this and plans to address it with the Board of Zoning Appeals. Angela Byington said her staff has been working on this issue as there

have been numerous phone calls as chickens are permitted in the city. A draft ordinance has been prepared which will be taken to Planning Commission to limit or regulate chickens in the city. Justin Harris said Trevor Hayberger has been working with staff in Planning and the city Prosecutor and we may be getting the Dog Warden and others involved in writing new legislation.

Dave Waddington asked where we are with **planting new trees at the canoe/kayak launch facility at the end of River Avenue**. Aaron Klein said he met with the contractor today and he has purchased six trees and bushes which will be placed as soon as weather permits. They are in his yard and he is watering and maintaining them. Dave Waddington said this area has sunk and he would guess 3' to 4' of topsoil might be needed first.

### **NEW BUSINESS**

Naomi Twine thanked **Firelands Habitat for Humanity for the invitation to attend a Wall Raising** celebration this weekend for the Brown family on Wilbert Street.

Naomi Twine thanked members of the **Senior Men's Fellowship Club** as she recently spoke at their monthly meeting about things going on in the city.

### **AUDIENCE PARTICIPATION**

Sharon Johnson, 1139 Fifth Street, asked if the city hall project is figured into the capital projects list and Dennis Murray said he does not believe anything is included for city hall in this plan. Sharon Johnson asked if it can be added and Dennis Murray said anything could be added in future years; this is a draft and it could be amended. Sharon Johnson said she cannot imagine retail establishment or restaurant on the Jackson Street Pier and blocking the view of Sandusky Bay. The reduction of parking spaces is 62% and if a restaurant is placed on the pier, they will need parking and this is one of the stupidest things she has ever heard of. There are plenty of vacant buildings where a restaurant could be placed including the former Fedderson Bakery building. Sharon Johnson said she did not see many streets planned for resurfacing in the capital projects list and the city needs to do better. Sharon Johnson said she is disappointed the owner is falling behind with the demolition of the American Crayon property and this needs to get done before winter. Perhaps the city could extend the deadline and then dole out a lot of money for it. Dennis Murray said the city needs to address this, but the \$700,000 can be used for a lot of other demolitions. Sharon Johnson said it seems like the city is in a big rush to get this down and Dennis Murray said we are open to extending the time to take it down.

**At 7:07 p.m., upon motion of Dave Waddington and second of Greg Lockhart, the commission voted to adjourn. The President declared the motion passed.**

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Kelly L. Kresser, CMC  
Clerk of the City Commission

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