



Bayfront Corridor Committee

240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

Agenda
May 4, 2023
7:30am

City Commission Chamber

Live Streamed on www.Youtube.com/CityofSanduskyOH

Mission Statement: *The Bayfront Corridor Committee, a cross-section of community stakeholders serving at the pleasure of City Commission, reviews proposed waterfront development projects relative to adopted city plans and their benefit to the community and makes recommendations to the administration and City Commission with the purpose of maximizing the advantages of Sandusky's strategic location on Lake Erie.*

1. Minutes

- a. May 5, 2022
- b. August 4, 2022
- c. September 1, 2022
- d. January 5, 2023
- e. March 2, 2023

2. New Business

- a. Sandusky Wheels Park
- b. Amvets/ Sprau Parks
- c. Shoreline Park
- d. East Water Street
- e. Event Schedule

3. Old Business

- a. Battery Park PUD
- b. Justice Center
- c. Causeway Wetlands
- d. US EPA Brownfields Assessment Grant Update

4. Community Input

5. Adjournment

Next Meeting: May 4, 2023

SANDUSKY BAYFRONT CORRIDOR COMMITTEE

MAY 5, 2022 – Meeting Minutes

Mission Statement: *The Bayfront Corridor Committee, a cross-section of community stakeholders serving at the pleasure of the City Commission, reviews proposed waterfront development projects relative to adopted city plans and their benefit to the community and makes recommendations to the administration and City Commission with the purpose of maximizing the advantages of Sandusky's strategic location on Lake Erie.*

Attendance:

Carl McGookey, Chair	Blake Harris, City Commission Liaison
David Miller	Arin Blair, City Staff
Bill Semans	Aaron Klein, City Staff
Kevin Zeiher	
Mike Zuilhof	

Meeting called to order by Chairperson McGookey at 7:35.

It was determined that a quorum of 5 (of 9 members) was present.

Minutes

Minutes from the March 2022 meeting were not available, but a video of the meeting is available online. The April meeting had been cancelled.

New Business

Columbus Avenue Streetscape Arin Blair

An early design site walk for this project was done from Adams Street to Water Street. KS Associates is doing a detailed site analysis survey of this corridor. Boring samples have been taken. Ms. Blair is available to speak with any groups about this upcoming project. Mr. Miller inquired about historical elements of this project, including possibly maintaining some of the original brick paving. Mr. Zuilhof made a point about maintaining sight lines to the water. Ms. Blair spoke of maintaining parking on Columbus Avenue with wider sidewalks for pedestrians and dining. Parallel parking may be utilized rather than the current diagonal parking. The need for parking enforcement was discussed along with the commercial vs residential uses downtown.

Justice Center Aaron Klein

The Justice Center design should be completed in June/July timeframe and the project will be bid on this year. The plan will include the parking lot northwest of the former city building. The next lot north will probably be used for staging during construction. South of the building will be a gated/ fenced area for police officers to park vehicles. The skateboard park will not be part of this plan and the intention is to leave it at its present location.

Sandusky Bay Pathway

Marous Brothers Construction is considering how they want to proceed with the redevelopment of Battery Park. The Meigs Street/ Water Street entrance to that area will be changing with the work being done currently on Meigs Street. Entrances into the Battery Park area will be created from Water Street and Market Street. The SB Pathway will initially run along Meigs Street south to Sycamore Street. From there, the intent is to have the pathway divert into the neighborhood east of Meigs Street. There has always been a vision of a dual pathway with another path on the pier track with a bridge over the boating entrance to the Cove boathouse area.

Shoreline Park

Concrete work on the west side of the western finger wrapping around to the northern aspect of the pier at Shoreline Park and concrete repair work on the eastern wall of the Paper District Marina and associated walkway were put out to bid but no bids were received. Those two areas plus a resurfacing and reorganizing project at the parking lot behind Daly's pub off East Water Street will be put out for bid. The Daly's lot project will include pedestrian amenities, some motorcycle/ golf cart parking and an increase in automobile parking. Discussion included different ways to increase bicycle use such as pedicycles, marina community bicycle/ golfcart usage.

Grant Applications

Grants have been submitted; one by ODOT for a Raise Grant for a \$30-36 million project with an ask for \$25 million for the SB Pathway from Cedar Point Drive to Cleveland Road utilizing the pier track the other by the city for \$18 million for the unfinished portions of the SB Pathway to include the pier track and the Cove bridge. It could be as early as August when we learn if those grants have been accepted.

Warren Street

This project will be bid out in the June/July timeframe. That will have a pathway on the west side of the street connecting Huron Park to Water Street. East Water Street will be worked on next year. This is another site where the city is very cognizant of sightlines and how trees can impede water vistas.

Jackson Street Pier

During events on the pier, there has been a large increase in boat traffic and the city prohibits docking on the north end of the pier. Fire Department divers have been utilized to clear the sides of the pier of any protrusions from the steel piling and to check the slips around the pier. There is also no overnight docking at Jackson Street Pier.

Wastewater Treatment Plant

The high-rate treatment project is moving forward. The city is working to minimize impacts on Sprau and Amvets Parks during baseball season. There will be a need to use a ballfield north of

the playground to stage this project, so the ballfield will be relocated to the location north of Amvets Field, located adjacent to the SB Pathway. This will be bid in the fall with a completion anticipated by December 2024. Access to the ballfields via the SB Pathway will be excellent.

Old Business

Route 6 Roundabout at Cedar Point Drive

The design phase has been awarded to the firm which did the preliminary design. They have 6 conceptual designs. Then there will be a public meeting. It will be a 2024 construction event. The funding for the roundabouts further east will be decided later.

Causeway Wetlands

A fence has been placed to keep people from fishing on the wetland walls.

Adjournment at 8:30

Committee Member

SANDUSKY BAYFRONT CORRIDOR COMMITTEE

August 4, 2022 – Meeting Minutes

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Attendance:

Judy Corso	Blake Harris, City Commission Liaison
Carl McGookey, Chair	Aaron Klein, City Staff
Bill Semans	
Mike Zuilhof	

Meeting was called to order at 7:36 by Chairperson McGookey.

Minutes

A quorum was not present, so minutes weren't approved.

New Business

Shoreline Park/Transient Marina

At Shoreline Park, the sheet piling and concrete work will be continued from the west and north side around to the east side of the west finger. There will also be a small kayak launch "ramp" and adjacent pull off for unloading kayaks. At the transient marina the walkway concrete on the south side of the marina will be repaired as was the east side last year. There will also be some work done at the west entrance to the marina parking lot, as well as the west curb at the entrance to Jackson Street Pier. This is being done by Erie Blacktop.

Also, at Shoreline Park, the city will be adding to the concrete leading to the ADA accessible wheelchair which currently has approved mulch leading to it. J. Corso congratulated the Lange Trust and Sandusky Library for the suspended sculptures around town. Mr. Klein noted that Greg Volz and Arin Blair were instrumental in coordinating the efforts with the Polish crew which brought and installed the statuary.

Query was made about boat launches other than Shelby Street facility in the city. No public or private ramps are known. Also, a question was asked about signage concerning no swimming or diving from pedestrian bridges at Shoreline Park.

Mr. McGookey mentioned that as waterfront playground park equipment needs replacement, he has seen nautical themed playground equipment in Port Clinton which would be appropriate for Sandusky.

Old Business

Justice Center

Bids will be accepted for this project next week, on 8/11/2022. Engineer estimate is just over \$13 million.

Sandusky Bay Pathway

Parcel acquisition is still underway. Covid slowed the process considerably. Meigs Street should be completed in October/November of this year. Acquisition negotiations are moving forward with Toft's and U.S. Tsubaki. A parcel has been acquired from the Health Department. East Water Street will be done in 2023 with some ODOT funding.

The Landing

Six parcels left to be acquired for easements to the Landing. Five of these the city has come to terms with temporary and permanent easements. Grant applications are still out there for ~\$20 million for the pathway and ~\$8 million through ODOT for the Landing. Then timeline can be determined for design and construction of SB Pathway from Cedar Point Drive to the Landing and the Landing itself. Mr. Klein stated that the bridge over Pipe Creek will be 18-19 feet high above median water height in response to a question from J. Corso. Also, bridge over Heminger Ditch will be necessary. Kayak accessible height was suggested by Mr. Zuilhof.

Causeway Wetlands

Many organizations are involved with the monitoring process of the wetland cells including ODNR, BGSU, Office of Coastal Management, Ohio Fish and Wildlife, Cleveland Water Alliance, and Limnotech. They are monitoring fish, nutrient loading and other parameters at that site. Dredging will begin after Labor Day by the Army Corps of Engineers' contractor. An RFQ is out for site election for a second site to be used when this site is full. Data acquired from this site will be used to help determine a proper second site.

Mills High-Rate Treatment project

This project is at the Wastewater Treatment Plant and required by the Ohio EPA. It is intended to minimize and eliminate overflows to the bay from the City's combined storm and sanitary sewer system. Previous plant expansions and other projects have helped substantially but more is needed. This project will allow more water to be treated in big storm events. The physical project entails excavating 20 feet deep, placing filters, expanding bar screens and pumping capacity of the headwalls of the plant, raising the walls on the grit tanks, and placing more filters. A UV system will also be used. Chemical treatment may be needed to reach EPA standards. Mr. Klein is concerned with expanding the geographic footprint of the plant and impacting the adjacent recreational fields. The discharges are past Turning Point Island, at the eastern portion of the boat launch facility and at the north end of Mills Street. The hope is to divert sewage from these overflows to the plant.

Columbus Avenue Streetscape and Jackson Street Parking Lot projects

Mr. Klein wasn't able to answer questions from Mr. Zuilhof about these two projects. He deferred to the Planning Department. He also deferred Ms. Corso's question about the possible location of a City Recreation Facility to Planning. Also, Ms. Corso asked about the ability to increase the height of the current county parking garage by two more floors. Mr. Klein has not seen drawings or details of that structure to make that determination.

There was no community input.

Meeting was adjourned at 8:40.

Committee Member

SANDUSKY BAYFRONT CORRIDOR COMMITTEE

September 1, 2022 – Meeting Minutes

Mission Statement: The Bayfront Corridor Committee, a cross-section of community stakeholders serving at the pleasure of the City Commission, reviews proposed waterfront development projects relative to adopted city plans and their benefit to the community and makes recommendations to the administration and City Commission with the purpose of maximizing the advantages of Sandusky's strategic location on Lake Erie.

Attendance:

Judy Corso	Blake Harris, City Commission Liaison
Mark Harrington	Arin Blair, City Staff Planning
Carl McGookey, Chair	Aaron Klein, City Staff Public Works
David Miller	
Mike Zuilhof	

Meeting was called to order by Chairperson McGookey at 7:35

Minutes were not available from the previous meeting. Dr. Semans is working on those minutes.

New Business

Shoreline Park Aaron Klein

Concrete work around the western finger begun last year was completed this year including rip rap at southern end of slips. The City still wants to connect parking areas with other areas of the park with walkways. A pull off area for kayak unloading and launching was created. Mr. Zuilhof noted that a photo of Shoreline Park was used by Ohio & Erie Canalway on their website. Dr. Semans stated that the park was an excellent setting for the presentation by Sec'y Buttigieg, US Rep Kaptur and US Senator Portman last week.

Transient (Paper District) Marina Aaron Klein

Projects around the marina have been completed including the east wall and walkway, connected path from east to west in that area, improved walkways on Jackson Street Pier and placed concrete at the west curb of the entrance from Water Street onto JSP.

Old Business

Justice Center Aaron Klein

Bids were accepted three weeks ago, and the project will be awarded at the next City Commission meeting to Mosser Construction. Operations will be maintained there, but offices will be moved around as needed. There was a concern raised by Mr. Miller that the two precincts which poll at the previous city building wouldn't be able to vote there, but Mr. Klein felt that wasn't a problem this November.

The Meigs Street project should be finished by the end of October.

The Landing Aaron Klein

The City has acquired five more parcels for the SB Pathway which has been approved by the City Commission. There is one more parcel for which a right of way/easement needs to be acquired. Then environmental permitting needs to be completed. ODOT has received the grant from the Federal Highway Administration, and this will require that the Landing project be split into two separate projects. The first will be from Cedar Point Drive to Hemminger Ditch which will be covered by the ODOT grant. The City hoped that this can be completed in the 2023 to 2025 timeframe. The second project will be the boardwalk/bridge over Hemminger Ditch and the Landing Park for which there is not a current timeline due to further acquisitions and more environmental questions.

As part of the Route 6 Connectivity Corridor project, there was discussion about the roundabout to be created at Perkins Avenue and Route 6, including the topic of the Maples Motel. Mr. Klein noted that Norfolk Southern intends to be involved in this project due to this being one of the more dangerous crossings in the state.

Causeway Wetlands Aaron Klein

The City's portion of this project is complete. Dredging should begin the week of September 19. The dredging will be done as in the past from a barge in the channel then dredgings will be pumped via a pipe submerged on the bottom of the bay to a second barge located ~2000' from the diked perimeter. This dredged material will then be pumped via another submerged pipe into the holding cell. The dredging will operate 24/7 for approximately 3 weeks. Submerged pipes will be marked appropriately by nautical markers. Announcements will be made to the Coast Guard and area marinas. This site will hold dredgings for 2 to 3 cycles. Cycles are 1 to 2 years, so 2 to 4 years to fill the site and 4 or so years for compaction of materials to be usable. Ms. Corso asked about future sites and Mr. Klein answered that an RFQ for a second site has been made. Also, this dike can aid the causeway expansion project by creating this breakwater.

Columbus Avenue Streetscape Arin Blair

Public surveys were done for a couple weeks, and concept boards have been displayed at two public event locations (farmer's market at Jackson Street Pier events) this summer, with positive responses. The City will begin meeting again with stakeholders soon. The next presentation will be to the City Commission at the end of the 30% design phase.

Positive feedback received was focused on more outside dining and better walking pathways. Plans are to light trees, streetlamps, and install festoon lighting while remaining aware of water vistas. Dr. Semans noted that uplighting shouldn't be used due to light pollution. This project will make this area more robust and adjacent streets will be considered for enhancements in the future.

Designs will show better balance for the roadway by adding space for bicycle traffic while maintaining on street parking and comfortable drive lanes. To counter the loss of parking spaces between Washington Row and Water Street, parking between Adams Street and Washington Street will be changed on the east side of Columbus Avenue to angled vs the current parallel to allow more parking spaces. When Washington Row is restriped, the spaces will be angled more towards perpendicular to increase parking capacity. The addition of a

parking garage in the future Jackson Street parking lot development will also bring a net increase in parking spaces. Better signage for the existing county parking garage will be developed.

One of the goals of this project is to make this core area more walkable, more pedestrian friendly and more retail focused to create a more vibrant corridor. Drop off spaces for coffee shops and the State Theatre will be included in the design.

A new parking study should be done as there have been many changes in the downtown since, as Mr. Harrington noted, the last study was over ten years ago. Ms. Blair also noted that there are no privately operated parking lots in the downtown area, as seen in many municipalities. Possible locations for that type of enterprise could be the Social Security office lot, the old Third National Bank lot and the lot immediately west of the current parking garage. Ms. Corso asked about the possibility of adding more decks to the existing garage. Mr. Harrington agreed that the garage was designed for one or two more floors. Mr. Miller also noted that better access to the garage from the Columbus Avenue side is needed. He asked about possible plans for renovation of the Schade-Mylander Plaza. Ms. Blair said it wasn't in this plan, but that there will be consideration of how the streetscape meets the plaza. Mr. Harris noted that the redevelopment of the Boeckling Building will impact that area considerably. Dr. Semans asked about plans for the Cedar Point/Jet Express Pier and what engineering knows about that infrastructure. Mr. Klein stated that there had been a report from Cedar Point concerning the pier. The most obvious fact is that it floods often during high water events. It seems to be well sheet piled and compacted, but the structure is low. The City doesn't own the pier currently, but there is discussion as to how to improve the appearance and usability of the facility for Jet Express usage. Ms. Blair recently toured the Boeckling building and hopes to see it redeveloped as a key focus for downtown.

Mr. Miller asked about the wetlands south of Route 6 bordering Pipe Creek, wondering if that is to be a city park or metro park. Mr. Klein stated that Cedar Fair owns that and there has been no conversation about it. Dr. Semans asked whether the billboards to the southwest of Pipe Creek and Route 6 will remain after the roundabout project. Mr. Klein said that it is under negotiation currently.

The meeting was adjourned at 8:36.

Committee Member

SANDUSKY BAYFRONT CORRIDOR COMMITTEE

March 2, 2023 – Meeting Minutes

Mission Statement: *The Bayfront Corridor Committee, a cross-section of community stakeholders serving at the pleasure of the City Commission, reviews proposed waterfront development projects relative to adopted city plans and their benefit to the community and makes recommendations to the administration and City Commission with the purpose of maximizing the advantages of Sandusky's strategic location on Lake Erie.*

Attendance:

Mark Harrington, Member	Aaron Klein, Staff
Joseph Hayberger, Member	Quinn Rambo, Staff
Timothy King, Member	
Carl McGookey, Chair	
David Miller, Member	
Michael, Zuilhof, Member	
Judy Corso, Member	

Excused Members:

Bill Semans
Kevin Zeiher

1. Meeting called to order by Mr. Carl McGookey, Chair at 07:33.
2. Minutes Approvals:
 - a. Minutes in question not available for review.
3. Chair recognizes Mike Zuilhof who informs the chair that he must be excused at 08:00.
4. New Business – updates presented by Aaron Klein, Staff member:
 - a. Battery Park – with decision regarding Issue 1 the project is moving forward. Member Mark Harrington asks update on PUD. PUD is still in the draft stage and continues to be developed.
 - b. Justice Center – internal revision work is in progress. External work is estimated to begin late spring, early summer. Accommodations are being made to assure access to the Sandusky Sailing Club during work.
 - c. Sandusky Bay Path – Consultant director is no longer with the company but work continues as City works with property owners regarding right -of-way and access issues. Local businesses and property owners continue to be cooperative and helpful.
 - d. Landing – process continues regarding access and development.
 - e. Causeway Wetlands – phase I of dredging deposits have been completed and arrangements for second dredging deposit is currently being reviewed. Further, Phase II of the wetlands project is now in discussion with ODNR.
 - i. Member Judy Corso requests further information regarding capacity of Phase I and if location of dredging cells will affect Cedar Point Causeway expansion. Mr. Klein responds that Phase I is not to capacity at this time. Regarding causeway expansion, wetlands will not affect plans for this project.



CITY OF SANDUSKY, OHIO

240 Columbus Avenue

Sandusky, Ohio 44870

**MINUTES OF THE MEETING OF THE
BAYFRONT CORRIDOR COMMITTEE
THURSDAY, JANUARY 5, 2023 AT 7:30 A.M. HELD
IN THE CITY COMMISSION CHAMBERS AND LIVE
STREAMED ON www.Youtube.com/CityofSanduskyOH**

PRESENT:

Members: Carl McGookey, Chair, Joseph Hayberger, Mark Harrington, Timothy King, Dr. Bill Semans and Kevin Zeiher. Excused Members were Judy Corso, Mike Zuilhof, Dave Miller and City Commission Liaison Member Blake Harris.

Also, in attendance were City Engineer Aaron Klein, Jonathan Holody, Arin Blair and Administrative Assistant Quinn Rambo.

The meeting was called to order by Chair Carl McGookey, at 7:30 AM.

1. Minutes

The Minutes of the March 3, 2022 informational meeting and the November 3, 2022 meetings were approved upon

motion by Mark Ackerman, seconded by Joe Hayberger.

2. NEW BUSINESS:

- **ELECTION OF OFFICERS**

Joe Hayberger moved to nominate and cast a unanimous ballot for Carl Mcgookey, Chair, Dr. Bill Semans Vice Chair and Kevin Zeiher Secretary. Motion was seconded by Mark Ackerman and all were elected.

- **BATTERY PARK PUD**

City Planner Arin Blair presented an update of the Battery Park Planned Unit development project. It is the intention of the City to abide by and have the contractor abide by the PUD agreement. No rezoning will take place until the City is satisfied with the agreement. The parameters of the development project include maintaining park space and a 40-foot walkway on the bay. A public meeting is scheduled for early March 2023.

3. OLD BUSINESS

- **JUSTICE CENTER**

Mr. Klein reported there has been a slight delay but the project is moving along with Phase One. Access to the building is still provided since the Municipal Court

returned to the building with parking in the lot and on Meigs Street.

- Sandusky Bay Pathway

The project is still developing with movement from Venice Road up to Edgewater and to the Western Edge of Water Street.

- The Landing

City is still in the acquisition phase. Permits are still in the works for 2023. This being a major project but with ODOT's assistance and the acquiescence of the City of Sandusky, Perkins Township, Huron Township City of Huron, Erie County and the State of Ohio the project will come to fruition.

- Causeway Wetlands

In spite of the progress made, on creating the cells, this is not the final product. The goal is to reduce chemical pollution to facilitate wildlife habitat recreation.

- US EPA BROWNFIELDS ASSESSMENT GRANT UPDATE

Arin Blair reported that the grant is good through 2025. All sites have not been identified. Two consultants have been approved with agreements to be finalized in February. Aaron Klein also reported that the Waste Water Treatment plant

proposal, valued at \$33 million and that will divert 16 million gallons/day to the treatment plant will be submitted to the City Commission on this coming Monday for approval and to award the contract.

4. COMMUNITY INPUT

Tim Schwanger was recognized by the Chair for input on the Battery Park project. Craig McCloskey and Charles Wenger were also recognized for their comments on the importance of public parks and public access to the waterline. Tyler Franklin was also recognized and commented upon the election costs to be borne by the City for the upcoming election for the Charter Amendment.

ADJOURNMENT: There being no further business to come before the Bayfront Corridor Committee, the meeting was adjourned at 8:29 AM upon motion by Mr. Ackerman, seconded by Mr. King.

The next meeting of the Bayfront Corridor Committee is scheduled for **February 2, 2023 at 7:30 AM** in the City Commission Chambers at 240 Columbus Avenue, Sandusky, Ohio.

Kevin J. Zeiher - Secretary

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SANDUSKY BAYFRONT CORRIDOR COMMITTEE

March 2, 2023 – Meeting Minutes

- f. Brownfields – members were presented with email update which is attached as part of these minutes.

- 5. New Business:
 - a. Member Mike Zuilhof asks if this Committee could provide support for historical Route 6 initiative. Discussion continues regarding Route 6 upgrades and development. Round about at Maple Motel and signage is discussed further. Member Tim King offers to present historic Route 6 to ODOT and other involved parties.
- 6. Adjournment:
 - a. Moved by Mark Harrington, seconded by Joe Hayberger.
- 7. Next Meeting:
 - a. Thursday, April 6, 2023 – 07:30 Sandusky City Commission Chambers

Committee Member

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Carl McGookey, Chair	
David Miller, Member	
Michael, Zuilhof, Member	
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Excused Members:

Bill Semans
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SANDUSKY BAYFRONT CORRIDOR COMMITTEE

March 2, 2023 – Meeting Minutes

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Committee Member

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