



**SANDUSKY CITY COMMISSION
REGULAR SESSION AGENDA
MARCH 8, 2021 AT 5 P.M.
CITY HALL, 240 COLUMBUS AVENUE**

INVOCATION	Dennis Murray
PLEDGE OF ALLEGIANCE	
CALL TO ORDER	
ROLL CALL	W. Poole, B. Harris, D. Murray, D. Brady, N. Twine, M. Meinzer & D. Waddington
APPROVAL OF MINUTES	February 22, 2021
AUDIENCE PARTICIPATION	
PUBLIC HEARING	Debi Eversole, CDBG Substantial Amendment
COMMUNICATIONS	Motion to accept all communications submitted below
CURRENT BUSINESS	

CONSENT AGENDA ITEMS

ITEM A – Submitted by Greg Voltz, Planner

ADOPTION OF THE 2021 PUBLIC ART WORK PLAN (SECOND READING)

Budgetary Information: There is no direct budgetary impact related to the adoption of the 2021 Public Art Work Plan. However, implementation of the projects listed in the Plan will be completed with Public and Cultural Art and Acquisition Fund (“PCAAF”) dollars, Sandusky Neighborhood Initiative (SNI) dollars, and grants and donations that may become available. All projects exceeding ten thousand dollars (\$10,000) will require City Commission approval. The PCAAF referenced in the Work Plan, was created with the creation of the City of Sandusky Public Arts and Culture Commission and shall be funded on an annual basis with the use of general funds, not admission tax dollars. One percent (1%) of the total admissions tax received from the previous year was used to calculate the budget for the PCAAF.

ORDINANCE NO. _____: It is requested an ordinance be passed approving and adopting the 2021 Public Art Work Plan for the city of Sandusky.

ITEM B – Submitted by Josh Snyder, Assistant Public Works Director

PERMISSION TO ACCEPT BIDS FOR THE 2021 WWTP PRIMARY DIGESTER #1 CLEANOUT PROJECT (SECOND READING)

Budgetary Information: The estimated cost of the project, including inspection, advertising, construction, and miscellaneous costs, is \$80,000 and will be paid out of the Sewer Fund.

RESOLUTION NO. _____: It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed 2021 Wastewater Treatment Plant (WWTP) Digester #1 Cleanout Project; approving the specifications and engineer’s estimate of cost thereof; and directing the City Manager to advertise for and receive bids in relation thereto.

ITEM C – Submitted by Debi Eversole, Community Development Programs Administrator

PERMISSION TO ACCEPT THREE PARCELS INTO THE LAND BANK PROGRAM

Budgetary Information: The cost of these acquisitions will be approximately \$450 to pay for the title exams and transfer fees. This expense will be paid out of the Land Bank expense account and will be recouped upon sale of the properties. The City will not collect the approximately \$1,946 owed to the City in special assessments, nor will the taxing districts collect the approximately \$10,272 owed in delinquent taxes. However, all or part of these delinquencies 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 approximately \$1,235.

RESOLUTION NO. _____: 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.

ITEM D – Submitted by Aaron Klein, Public Works Director

RATIFY PURCHASE FROM PATH MASTER INC. FOR EMERGENCY TRAFFIC EQUIPMENT AT PERKINS AVENUE & CALDWELL STREET

Budgetary Information: The cost of \$31,500 for the traffic cabinet and equipment will be paid with Traffic funds. All costs associated with the repair will be billed to the driver’s insurance company.

ORDINANCE NO. _____: It is requested an ordinance be passed ratifying the emergency purchase of a new traffic cabinet and equipment for the intersection at West Perkins Avenue and Caldwell Street; authorizing and directing the City Manager and/or the Finance Director to expend funds to Path Master, Inc. of Twinsburg, Ohio, in the amount of \$31,500; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM E – Submitted by Jim Green, Acting Fire Chief

PURCHASE FROM MUNICIPAL EMERGENCY SERVICES, INC. FOR TURNOUT GEAR FOR THE SANDUSKY FIRE DEPARTMENT

Budgetary Information: The total amount of this expenditure is \$29,250 with each set costing \$3,250. This purchase will be paid with monies from the EMS Fund.

ORDINANCE NO. _____: It is requested an ordinance be passed authorizing and directing the City Manager to purchase nine (9) morning pride tails turnout gear, fire coat and pant sets through the State of Ohio, Department of Administrative Services, Cooperative Purchasing Program from Municipal Emergency Services, Inc. of Southbury, Connecticut, for use in the Fire Department; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM F – Submitted by McKenzie Spriggs, Commission Clerk

LIQUOR PERMIT TRANSFER FOR VARIETY VILLAGE

Budgetary Information: There is no budgetary impact.

The city is in receipt of a Notice to Legislative Authority from the Ohio Division of Liquor Control for a C1, C2, D6 liquor permit (*beer, wine, and mixed beverages for carryout in original sealed containers, and sale on Sundays between the hours of 10AM/11AM and midnight*) for Farrar Family Enterprises LLC, dba Variety Village, located at 332 E. Market Street. It is requested the Commission Clerk be authorized to notify the Division of Liquor Control the City does not request a hearing on this matter.

REGULAR AGENDA ITEMS

ITEM #1 – Submitted by Greg Voltz, Planner

ADOPTION OF THE DOWNTOWN SANDUSKY MASTER PLAN (SECOND READING)

Budgetary Information: There is no budgetary impact to the adoption of this Plan.

ORDINANCE NO. _____: It is requested an ordinance be passed approving and adopting the Downtown Sandusky Master Plan for the city of Sandusky.

ITEM #2 – Submitted by Debi Eversole, Community Development Programs Administrator

SUBSTANTIAL AMENDMENT TO CDBG PROGRAM FY20

Budgetary Information: There are no funds required to implement this amendment as all funds are currently allocated to the City through the past, existing and future CDBG grants.

ORDINANCE NO. _____: It is requested an ordinance be passed approving a Substantial Amendment to the city's Community Development Block Grant Program Year of July 1, 2020 through June 30, 2021, and authorizing and directing the City Manager to submit the amended Action Plan to the United States Department of Housing and Urban Development; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM #3 – Submitted by Jim Green, Acting Fire Chief

PERMISSION TO APPLY TO FEMA'S SAFER GRANT ON BEHALF OF SANDUSKY FIRE DEPARTMENT

Budgetary Information: The total amount of the grant funds being requested is \$980,126. This amount will cover three (3) additional personnel salaries and benefits for three (3) years. No matching funds are required for this grant but there will be some additional costs to the City for uniforms and turnout gear.

RESOLUTION NO. _____: It is requested a resolution be passed authorizing the filing of a grant application to the U.S. Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Grant Programs Directorate (GPD) for the FY 2020 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program and, if awarded, authorizing the City Manager to execute any required agreements; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM #4 – Submitted by Josh Snyder, Assistant City Engineer

PERMISSION TO BID HVAC REPLACEMENT SYSTEM FOR FIRE STATION #7

Budgetary Information: The estimated cost of the project including inspection, advertising, construction, and miscellaneous costs, is \$47,000 and will be paid 100% out of the Community Development Block Grant – COVID-19 (AKA CDBG-CV) funds received through the CARES Act. These funds may ONLY be utilized for Public facility upgrades, supplies and PPE to prevent the spread of COVID-19. In this instance we are proposing this \$47,000 be utilized for a public facility safety upgrade, in this instance to prevent the spread of the COVID-19 virus at Fire Station #7.

RESOLUTION NO. _____: It is requested a resolution declaring the necessity for the city to proceed with the proposed HVAC system replacement at Fire Station #7 Project; approving the specifications and engineer's estimate of cost thereof; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM #5 – Submitted by Josh Snyder, Assistant City Engineer

FIRST AMENDMENT TO CONTRACT FOR EMERGENCY SHORELINE RESTORATION SERVICES

Budgetary Information: This final agreement amendment is an increase of \$3,453.84, which will revise the original total contract amount of \$49,160 (\$30,740 for Shoreline Park and \$18,420 at the Paper District Marina) to \$52,613.84 (\$20,701.04 for Shoreline Park and \$31,912.80 at the Paper District Marina), and will be paid from the City’s Parks and Recreation Capital Projects Funds.

ORDINANCE NO. _____: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a First Amendment to the contract for Emergency Shoreline Restoration Services with Mark Haynes Construction of Norwalk, Ohio; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM #6 – Submitted by Josh Snyder, Assistant City Engineer

EXPENDITURE TO CUMMINS, INC. FOR A GENERATOR AT THE WWTP

Budgetary Information: The cost for new generator controls and power transfer control, installed is \$60,294 and shall be paid for with Sewer Funds. This expenditure will be included in the 5-Year Capital Improvement Plan.

ORDINANCE NO. _____: It is requested an ordinance be passed authorizing and directing the City Manager to expend funds for the purchase and installation of a new generator control unit from Cummins, Inc. of Shoreview, Minnesota, through the Sourcewell Cooperative Purchasing Program for the Wastewater Treatment Plant (WWTP); and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

CITY MANAGER’S REPORT

OLD BUSINESS

NEW BUSINESS

AUDIENCE PARTICIPATION: Open discussion on any item (5 minute limit)

EXECUTIVE SESSION(S)

ADJOURNMENT

Online: www.ci.sandusky.oh.us – Click “Play” 



PLANNING DEPARTMENT

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5973
www.ci.sandusky.oh.us

To: Eric Wobser, City Manager

From: Greg Voltz, Planner

Date: February 9, 2021

Subject: February 22nd Commission Agenda Item –Adoption of the 2021 Public Art Work Plan.

Item for Consideration: Adoption of the 2021 Public Art Work Plan

Background Information: Arts and Culture is highlighted greatly within the Destination City section of the City of Sandusky Strategic Vision document. As such, the City dedicated funding for Public Art and created the Public Arts and Culture Commission in January 2018. The Strategic Vision also states, “The City of Sandusky will engage partners including local foundations, the County, and others to analyze the importance of arts and culture in our economy and evaluate models for public support that have succeeded elsewhere.”

In 2018, the City of Sandusky adopted the City of Sandusky Public Art and Placemaking Plan that is meant to guide the Public Arts and Culture Commission, staff, and leadership over the course of the next ten years towards creating a city with a strong public art presence. This master plan calls for the utilization of attributes within Sandusky to develop projects that will stand the test of time and/or create memorable experiences. These projects should be highly visible, they should add to the geographic diversity of our collection, and they should maximize interactive opportunities and vantage points. The projects proposed within this work plan are meant to stay within the goals and guiding principles set forth within the City of Sandusky Public Art and Placemaking Plan.

The Public Art Work Plan is an annual document that outlines what projects will be initiated in the coming fiscal year, as well as projects that will be in process during that fiscal year, as mandated within the Public Art and Placemaking Plan. The Public Arts and Culture Commission developed the work plan in consultation with the Planning Department. Once the Arts and Culture Commission approves the Work Plan, it is then submitted to the City Commission as part of the budget for review and approval.

The Public Arts and Culture Commission worked with the Planning department over the course of their November, December and January meeting to create the 2021 Public Art Work Plan. The 2021 Public Art Work Plan was unanimously approved by the Public Arts and Culture Commission at their December 15th meeting.

The full 2021 Public Art Work Plan is attached. Projects listed in the plan include: Columbus Avenue Streetscape Art, City Hall Gallery, Temporary Sculpture Exhibit, Artist Led Grant, and Sculptures by Jerzy Jotka Kedziora. The 2021 Public Art Work Plan is meant to describe projects and outline funding. While

not all of the projects outlined may be completed in 2021, the goal is to begin planning all of these projects in 2021, while ideally completing many of the projects by the end of the year.

Budgetary Impact: There is no direct budgetary impact related to the adoption of the 2021 Public Art Work Plan. However, implementation of the projects listed in the Plan will be completed with Public and Cultural Art and Acquisition Fund ("PAAAF") dollars, Sandusky Neighborhood Initiative (SNI) dollars, and grants and donations that may become available. All projects exceeding ten thousand dollars (\$10,000) will require City Commission approval. The PAAAF referenced in the Work Plan, was created with the creation of the City of Sandusky Public Arts and Culture Commission and shall be funded on an annual basis with the use of general funds, not admission tax dollars. One percent (1%) of the total admissions tax received from the previous year was used to calculate the budget for the PAAAF.

Action Requested: It is requested that legislation be drafted to adopt the 2021 Public Art Work Plan.

I concur with this recommendation:

Eric Wobser
City Manager

Jonathan Holody
Community Development Director

cc: McKenzie Spriggs, Clerk of City Commission
Michelle Reeder, Finance Director
Brendan Heil, Law Director

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ADOPTING THE 2021 PUBLIC ART WORK PLAN FOR THE CITY OF SANDUSKY.

WHEREAS, this City Commission created the Public Arts and Culture Commission by Ordinance No. 18-004, passed on January 8, 2018, for the purpose to administer, promote, facilitate, and oversee the creation of public art projects that will promote the cultural heritage and artistic development of the City, enhance the City's character and identity, contribute to economic development and tourism, add warmth, dignity, beauty and accessibility to public spaces, and expand the experience and participation of citizens with visual arts, and in addition, created a Public and Cultural Art and Acquisition Fund (PCAAF) for authorized expenditures which will be funded on an annual basis with general funds based on a formula for establishing the budget of the PCAAF; and

WHEREAS, one of the duties of the Public Arts and Cultural Commission was to prepare, maintain, and update a Public Art Master Plan and this City Commission approved and adopted the Public Art and Placemaking Master Plan by Ordinance No. 18-219, passed on November 13, 2018; and

WHEREAS, the Public Art Work Plan is an annual document that outlines the projects that will be initiated in the coming year, as well as projects that will be in process during that year, as mandated within the Public Art and Placemaking Plan, and this proposed 2021 Public Art Work Plan was developed by the Public Arts and Culture Commission in consultation with the Planning Department; and

WHEREAS, projects in the proposed 2021 Public Art Work Plan include: Columbus Avenue Streetscape Art, City Hall Gallery, Temporary Sculpture Exhibit, Artist Led Grant, and Sculptures by Jerzy Jotka Kedziora; and

WHEREAS, the Public Arts and Culture Commission unanimously approved the proposed 2021 Public Art Work Plan at their meeting on December 15, 2020; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission approves and adopts the 2021 Public Art Work Plan for the City of Sandusky, a copy of which is marked Exhibit "A" and is attached to this Ordinance and is specifically incorporated as if fully rewritten herein.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent

jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect at the earliest time allowed by Law.

RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
MCKENZIE E. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021 (effective after 30 days)

SANDUSKY

2021 PUBLIC ART WORK PLAN

JANUARY 2021
CITY OF SANDUSKY, OHIO



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INTRODUCTION & PURPOSE

In 2018, the City of Sandusky adopted the City of Sandusky Public Art and Placemaking Plan that is meant to guide the Public Arts and Culture Commission,

staff, and leadership over the course of the next ten years towards creating a city with a strong public art presence. This master plan calls for the utilization of attributes within Sandusky to develop projects that will stand the test of time and/or create memorable experiences. These projects should be highly visible, they should add to the geographic diversity of our collection, and they should maximize interactive opportunities and vantage points. The projects proposed within this work plan are meant to stay within the goals and guiding principles set forth within the City of Sandusky

Public Art and Placemaking Plan.

2020 was a difficult year for the arts. With the global pandemic still raging the arts are under threat. With this context in mind the Public Arts and Culture Commission decided to focus on just a few projects.

The Public Art Work Plan is an annual document that outlines what projects will be initiated in the coming fiscal year, as well as projects that will be in process during that fiscal year. The Public Arts and Culture Commission will develop the Plan in consultation with the Planning Department and it is submitted to the City Commission as part of the budget for review and approval.

DEVELOPMENT

The 2021 Public Art Work Plan was developed with guidance from the Arts and Culture Commission, interdepartmental conversations, and the Public Art and Placemaking Plan.

STEPS TAKEN TO DEVELOP THE PUBLIC ART WORK PLAN:

- Determine availability of funding
- Identify projects to be paid for by identified funding
- Develop a draft Public Art Work Plan that will include locations, goals and budget for public projects and programs
- Present the plan to City Commission as part of the city budget approval

DEVELOPMENT

GOALS OF THE 2021 PUBLIC ART WORK PLAN:

- To further the development of, awareness of and interest in the visual arts;
- To integrate the design work of artists into Sandusky;
- To create an enhanced, interactive visual environment for Sandusky residents;
- To commemorate Sandusky's rich history;
- To promote tourism and economic vitality in Sandusky through the artistic enhancement of public spaces;
- To increase attachment to place;
- To engage community partners to build support for public art.

2021 PUBLIC AND CULTURAL ART AND ACQUISITION FUND (PCAAFF):

We based the 2021 work plan off the availability of \$62,000.00 within the PCAAFF which was based on admissions tax returns we had received and estimated in early December, 2020. As well as the remaining funds carried over from 2020. One percent (1%) of the total admissions tax from the previous year shall be used as the formula to determine the budget for the current year.

PROPOSED PROJECTS

The proposed projects listed below utilize ideas drawn from many different places.

Some are based off of conceptual projects or programs called for in the Public Art and Placemaking Plan, some compliment ongoing projects within the Downtown Sandusky Master Plan, while others are new ideas. However, they all take into account the goals and guiding principles set forth within the Public Art and Placemaking Plan. The Public Arts and Culture Commission looks to leverage the PCAAF fund to partner wherever possible,

and looks forward to working with others to create the exciting projects listed below in 2021 and beyond.

PROPOSED PROJECTS

Project 1: Columbus Avenue Streetscape Art

PROJECT DESCRIPTION:

The Arts & Culture Commission could issue a Call for Artists for a competition or other hiring process for an artist to become part of a team to re-make the main street of Sandusky, Columbus Avenue. By ensuring an artist is on the project team from the beginning, public art could be completely incorporated into the design of the project rather than placed after the project.

BUDGET:

Budget: \$50,000.00

Sources: PCAAF, Grants, Foundation

Example:



Example:



PROPOSED PROJECTS

Project 2: City Hall Gallery

PROJECT DESCRIPTION:

The Arts and Culture Commission would issue a call for artists to create a temporary gallery in city hall curated by the Arts and Culture Commission. This could be a very low-cost project for the Arts and Culture Commission. The budgeted funds for this project could be used for framing, nameplates, lighting or other items necessary for the project.

BUDGET:

Budget: \$1,000.00

Sources: PCAAF

Example:



PROPOSED PROJECTS

Example:



PROPOSED PROJECTS

Project 3: Temporary Sculpture Exhibit

PROJECT DESCRIPTION:

Partner with the Lange Trust for a year-long sculpture exhibit similar to the 2020-2021 Midwest Sculpture Initiative.

BUDGET:

Budget: \$10,000.00

Sources: PCAAF, Foundation



PROPOSED PROJECTS

Project 4: Sculptures by Jerzy Jotka Kedziora

PROJECT DESCRIPTION:

Partner with the Lange Trust for a temporary balancing sculpture exhibit. Parts of this show were located in Schiller Park in Columbus during 2020.

BUDGET:

Budget: Unknown

Sources: Foundation

Example:



PROPOSED PROJECTS

Example:



PROPOSED PROJECTS

Project 5: Artist Led Grant

PROJECT DESCRIPTION:

Artists are able to submit projects through a grant application for the design and installation of a piece of artwork(s) to be placed or viewed by the public.

BUDGET:

Budget: \$10,000.00

Sources: PCAAF

Example:



BUDGET BREAKDOWN

The budget is made up of various funding sources including dollars from the Public and Cultural Art and Acquisition Fund (PCAAF), Grants, and other funding sources.

Proposed Project	Cost	PCAAF	Grant	Other
City Hall Gallery	\$1,000.00	\$1,000.00	\$0.00	\$0.00
Temporary Sculpture Exhibit	\$10,000.00	\$0.00	\$0.00	\$10,000.00
Columbus Avenue Streetscape Art	\$100,000.00	\$50,000.00	\$50,000.00	\$0.00
Artist Led Grant	\$10,000.00	\$10,000.00	\$0.00	\$0.00
Sculptures by Jerzy Jotka Kedziora	Unknown	\$0.00	\$0.00	Unknown
Totals	\$121,000.00	\$61,000.00	\$50,000.00	\$10,000.00

Available PCAAF Funds for 2021: \$62,000.00



DEPARTMENT OF PUBLIC WORKS

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5829
www.ci.sandusky.oh.us

To: Eric Wobser, City Manager

From: Joshua R. Snyder, P.E.

Date: February 8, 2021

Subject: **Commission Agenda Item – WWTP Digester Cleanout**

ITEM FOR CONSIDERATION: Requesting legislation authorizing the City to accept bids for the 2021 WWTP Primary Digester #1 Cleanout Project.

BACKGROUND INFORMATION: Typical daily treatment operations at the Wastewater Treatment Plant (WWTP) generate solids, called sludge cake, as a byproduct within a “digester”. A digester (Primary #2) stopped working due to this buildup last year, so this is considered preventative maintenance. This year’s project is to take place on Primary Digester #1. Without this regular cleaning maintenance, we risk costly mechanical breakdowns and a disruption in processes at the plant.

In order to properly maintain Primary Digester #1, it must be emptied regularly. The 2021 WWTP Digester Cleanout Project involves removing an estimated 48,000 gallons of Class B Biosolids (a.k.a. sludge cake) and dewatered combined material from the #1 Digester, hauling and disposal of the sludge material in accordance with environmental regulations, and cleaning of the digester. The city is estimating 48,000 gallons of sludge (52 dry tons) to be removed and disposed.

BUDGETARY INFORMATION: The estimated cost of the project, including inspection, advertising, construction, and miscellaneous costs, is \$80,000 and will be paid out of the Sewer Fund.

ACTION REQUESTED: It is requested that legislation be passed approving the proposed WWTP Digester Cleanout Project and the engineer’s estimate of cost in order to bid the project and receive competitive prices.

I concur with this recommendation:

Eric Wobser
City Manager

Aaron Klein
Director of Public Works

cc: M. Spriggs, Commission Clerk; B. Heil Law Director; M. Reeder, Finance Director

CERTIFICATE OF FUNDS

In the Matter of: WWTP Digester Cleanout – Digester #1

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the City of Sandusky under the foregoing Contract have been lawfully appropriated for such purposes and are in the treasury of the City of Sandusky or are in the process of collection to an appropriate fund, free from any previous encumbrances. This certificate is given compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Account #613-5420

By: Michelle Reeder / conf

Michelle Reeder

Finance Director

Dated: 2/18/2021

RESOLUTION NO. _____

A RESOLUTION DECLARING THE NECESSITY FOR THE CITY TO PROCEED WITH THE PROPOSED 2021 WASTEWATER TREATMENT PLANT (WWTP) DIGESTER #1 CLEANOUT PROJECT; APPROVING THE SPECIFICATIONS AND ENGINEER'S ESTIMATE OF COST THEREOF; AND DIRECTING THE CITY MANAGER TO ADVERTISE FOR AND RECEIVE BIDS IN RELATION THERETO.

WHEREAS, the Wastewater Treatment Plant generates biosolids called sludge cake, along with other dewatered and compressed solid byproducts, during daily operations and these byproducts build up inside the Digesters which break down the waste; and

WHEREAS, the proposed 2021 WWTP Digester #1 Cleanout Project provides for preventative maintenance and involves the removal of an estimated 48,000 gallons of Class B Biosolids (sludge cake) and dewatered combined material from the #1 Digester at the Wastewater Treatment Plant, and includes hauling and disposal of the material in accordance with environmental regulations, and then cleaning of the Digester; and

WHEREAS, the total estimated cost for this project, including inspection, advertising, construction, and miscellaneous costs, is \$80,000.00 and will be paid with Sewer Funds; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Police Department, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. The specifications and estimates of cost as prepared by the Director of Public Works and submitted to this City Commission, and which are now on file in the offices of the Director of Public Works and the Clerk of the City Commission, for the proposed 2021 WWTP Digester #1 Cleanout Project, be and the same hereby are approved by this City Commission.

Section 2. This City Commission hereby declares it necessary to proceed with the proposed 2021 WWTP Digester #1 Cleanout Project at the earliest possible time.

Section 3. The City Manager is authorized and directed to advertise for and to receive bids in relation to the proposed 2021 WWTP Digester #1 Cleanout Project as required by law.

Section 4. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect at the earliest time allowed by Law.

RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021 (effective after 30 days)



DEPARTMENT OF COMMUNITY DEVELOPMENT

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5832
www.ci.sandusky.oh.us

TO: Eric Wobser, City Manager

FROM: Debi Eversole, Community Development Programs Administrator

DATE: February 24, 2021

RE: City Commission Agenda Item

ITEMS FOR CONSIDERATION: Legislation requesting approval to accept three (3) parcels of nonproductive land situated within the City of Sandusky through the City of Sandusky's Land Reutilization Program for the purpose of facilitating reutilization of the nonproductive land.

BACKGROUND INFORMATION: Pursuant to Ordinance No. 07-026 passed June 11, 2007, the City is conducting a Land Reutilization Program in accordance with the provisions of Chapter 5722 of the Ohio Revised Code to acquire vacant and abandoned tax delinquent property with the future goal of productive reuse of the land. The City's ability to assemble land for reuse and redevelopment is critical to stabilizing and rebuilding Sandusky's neighborhoods and is necessary for neighborhood revitalization. The goal of the City of Sandusky's Land Reutilization Program is to return vacant and abandoned tax delinquent property to productive use that benefits the community. If a property is not producing tax revenues, less money is collected and available for enhancements back into the community. Also because the property is abandoned, it is not maintained and often becomes an illegal dumping ground. The City spends thousands of dollars per year maintaining weeds and nuisance conditions on abandoned properties. By returning the property back to a long-term tax producing status, more revenue is generated and available for community improvements and the City will not have to expend funds to maintain it. All of the parcels requested for acquisition are tax delinquent and have been deemed to be necessary and/or beneficial to the Land Reutilization Program efforts and were approved by the Land Bank Committee on February 16, 2021.

- The parcel located at **1102 Columbus Avenue, Erie County Parcel #57-02975.000** is a vacant corner lot that is currently in tax foreclosure status. The property is zoned Two Family Residential (R2F) with lot dimensions of 45'x102'. If this parcel is not sold at Sheriff's sale, the City would acquire the property which will be evaluated for future development, sold to the adjoining property owners or used for a public purpose.
- The parcel located at **217 Center Street, Erie County Parcel #58-00672.000** is a vacant lot that is currently in tax foreclosure status. The property is zoned Two Family Residential (R2F) with lot dimensions of 33'x80'. A driveway and accessory structure are located on the property. If this parcel is not sold at Sheriff's sale, the City would acquire the property which will be evaluated for future development, sold to the adjoining property owners or used for a public purpose.

- The parcel located at **1508 Hayes Avenue, Erie County Parcel #57-02275.000** is a condemned 2 story structure that is currently in tax foreclosure status. The property is zoned Residential Business with a lot size of 33'x100'. It has 1624 sq. ft. of living space with three (3) bedrooms and two (2) bathrooms. If this parcel is not sold at Sheriff's sale, the City would acquire the property which will be evaluated for demolition or rehabilitation.

The Land Bank Committee has determined that the acquisition of the three (3) parcels is necessary to protect, improve and preserve the stability of the neighborhoods that they are located in.

BUDGET IMPACT: The cost of these acquisitions will be approximately four hundred fifty dollars (\$450.00) to pay for the title exams and transfer fees. This expense will be paid out of the Land Bank expense account and will be recouped upon sale of the properties. The City will not collect the approximately one thousand nine hundred forty six dollars (\$1,946.00) owed to the City in special assessments, nor will the taxing districts collect the approximately ten thousand two hundred seventy two dollars (\$10,272.00) owed in delinquent taxes. However, all or part of these delinquencies 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 approximately one thousand two hundred thirty five dollars (\$1,235.00).

ACTION REQUESTED: It is requested legislation be adopted allowing the City Manager to acquire three (3) parcels of land through the City of Sandusky's Land Reutilization Program. It is further requested that the legislation be passed under suspension of the rules and in full accordance with Section 14 of the City Charter in order to allow the Erie County prosecutor's Office to proceed with the Sheriff's sales and judicial foreclosure process in a timely manner.

Debi Eversole, Community Development Programs Administrator

I concur with this recommendation:

Jonathan Holody, Community Development Director

Eric L. Wobser, City Manager

cc: Brendan Heil, Law Director
 Michelle Reeder, Finance Director
 McKenzie Spriggs, Commission Clerk

CERTIFICATE OF FUNDS

In the Matter of: Acquisition of property for Land Bank

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the City of Sandusky under the foregoing Contract have been lawfully appropriated for such purposes and are in the treasury of the City of Sandusky or are in the process of collection to an appropriate fund, free from any previous encumbrances. This certificate is given compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Account #239-4357-53000

By: _____



Michelle Reeder

Finance Director

Dated: 3/4/2021

Erie County, Ohio - Property Record Card

Parcel: 57-02975.000

GENERAL PARCEL INFORMATION

Owner MAYO HOLLIE
 Property Address 1102 COLUMBUS SANDUSKY OH 44870
 Mailing Address 2703 MERRIWEATHER DR

Land Use 500 - RESIDENTIAL VACANT LAND
 Legal Description 150 COLUMBUS AVENUE EX EAST 78'

Neighborhood 5755747 -
 School District SANDUSKY SD

MAP NUMBER: 10

VALUATION

	Appraised	Assessed
Land Value	\$14,760.00	\$5,170.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Total Value	\$14,760.00	\$5,170.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
F - FRONT LOT	0.1054	102	45	82	\$14,760.00

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
-----------	------------	-----------	-------	-------



SALES

Date	Buyer	Seller	Price
12/6/2005	MAYO HOLLIE	CHARTER ONE	\$77,000
2/3/2005	CHARTER ONE	JAGEL STEVE A &	\$0
3/11/1999	JAGEL STEVE A &	CREMEAN STEPHEN L &	\$117,500
8/9/1991	CREMEAN STEPHEN L &	0	\$57,750

COMMERCIAL
Description
Year Built
Year Remodeled
Unit Count
Section Number
Section Area
Wall Height
Section Story Count

A sketch is unavailable for this parcel.

ADDITIONS			
Description	Area	Year Built	Value

IMPROVEMENTS			
Description	Year Built	Dimension Area	Value

TAX	1st Half	2nd Half	Total
Charge:	\$256.64	\$256.64	
Credit:	(\$98.69)	(\$98.69)	
Rollback:	(\$14.06)	(\$14.06)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$143.89	\$143.89	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$363.38	\$363.38	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$9,444.39		
Net Owed:	\$507.27	\$507.27	\$10,458.93
Net Paid:	\$0.00	\$0.00	\$0.00
Net Due:	\$507.27	\$507.27	\$10,458.93



02/12/2021 13:04



02/12/2021 13:04

Erie County, Ohio - Property Record Card

Parcel: 58-00672.000 Card: 1

GENERAL PARCEL INFORMATION

Owner ANDERS MICHAEL A
Property Address 217 CENTER SANDUSKY OH 44870
Mailing Address 739 W PARK ST

Land Use 599 - OTHER RESIDENTIAL STRUCTURES
Legal Description 35 CENTER STREET WH 33'X98'

Neighborhood 5855816 -
School District SANDUSKY SD

MAP NUMBER: 3

VALUATION

	Appraised	Assessed
Land Value	\$5,280.00	\$1,850.00
Improvements Value	\$2,570.00	\$900.00
CAUV Value	\$0.00	\$0.00
Total Value	\$7,850.00	\$2,750.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
F - FRONT LOT	0.0742	98	33	80	\$5,280.00

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

Date	Buyer	Seller	Price
10/31/2018	ANDERS MICHAEL A	BLAINEY JAMES M &	\$74,000
4/12/2000	BLAINEY JAMES M &	BERTSCH JON STUART	\$62,500
7/1/1999	BERTSCH JON STUART	BERTSCH STUART &	\$0
5/12/1995	BERTSCH STUART &	BERTSCH JON STUART	\$0

COMMERCIAL

Description

Year Built

Year Remodeled

Unit Count

Section Number

Section Area

Wall Height

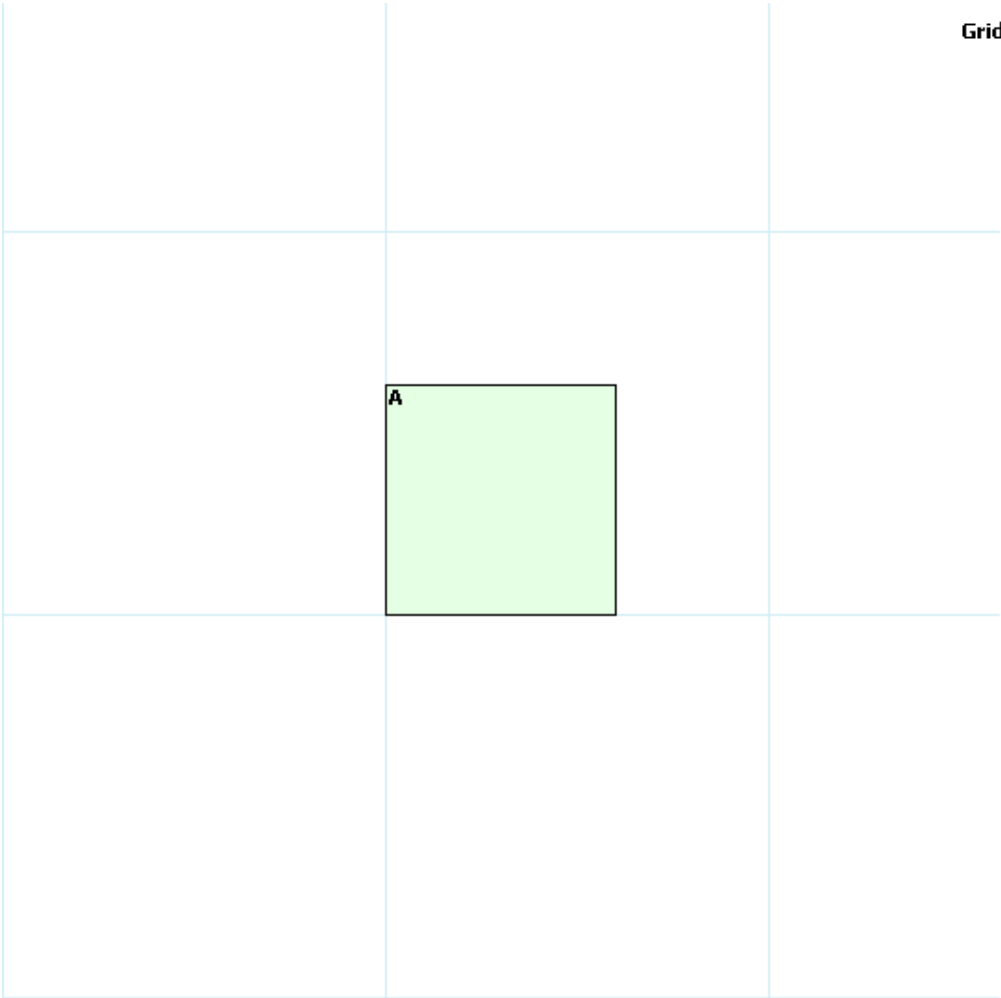
Section Story Count

Grid Scale: 5ft



ADDITIONS

Description	Area	Year Built	Value
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IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Detch Fr Garage -	1954	20x18	360	\$3,020.00

TAX

	1st Half	2nd Half	Total
Charge:	\$136.51	\$136.51	
Credit:	(\$52.49)	(\$52.49)	
Rollback:	(\$7.48)	(\$7.48)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$76.54	\$76.54	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$0.00	\$0.00	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$378.50		
Net Owed:	\$76.54	\$76.54	\$531.58
Net Paid:	\$0.00	\$0.00	\$0.00
Net Due:	\$76.54	\$76.54	\$531.58



02/12/2021 12:33

Erie County, Ohio - Property Record Card

Parcel: 57-02275.000 Card: 1

GENERAL PARCEL INFORMATION

Owner HOOP LLC
 Property Address 1508 HAYES SANDUSKY OH 44870
 Mailing Address 7322 S RAINBOW BLVD # 149

Land Use 520 - TWO FAMILY RESIDENCE
 Legal Description 33 HAYES AVE WH EX E 32'

Neighborhood 5755748 -
 School District SANDUSKY SD

MAP NUMBER: 15

VALUATION

	Appraised	Assessed
Land Value	\$5,350.00	\$1,870.00
Improvements Value	\$35,440.00	\$12,400.00
CAUV Value	\$0.00	\$0.00
Total Value	\$40,790.00	\$14,270.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
F - FRONT LOT	0.0758	100	33	81	\$5,350.00

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

Date	Buyer	Seller	Price
6/23/2014	HOOP LLC	THOR REAL ESTATE LLC	\$0
4/14/2014	THOR REAL ESTATE LLC	RESIDENTIAL FUNDING	\$9,830
7/23/2008	RESIDENTIAL FUNDING	HARVEY JOE L & ELOUISE	\$30,000
5/14/2001	HARVEY JOE L & ELOUISE	SCHIEFLEY DANIEL J	\$56,900
12/14/1995	SCHIEFLEY DANIEL J	SCHIEFLEY DANIEL J	\$0
12/14/1995	SCHIEFLEY DANIEL J	SCHIEFLEY DANIEL J &	\$0

RESIDENTIAL

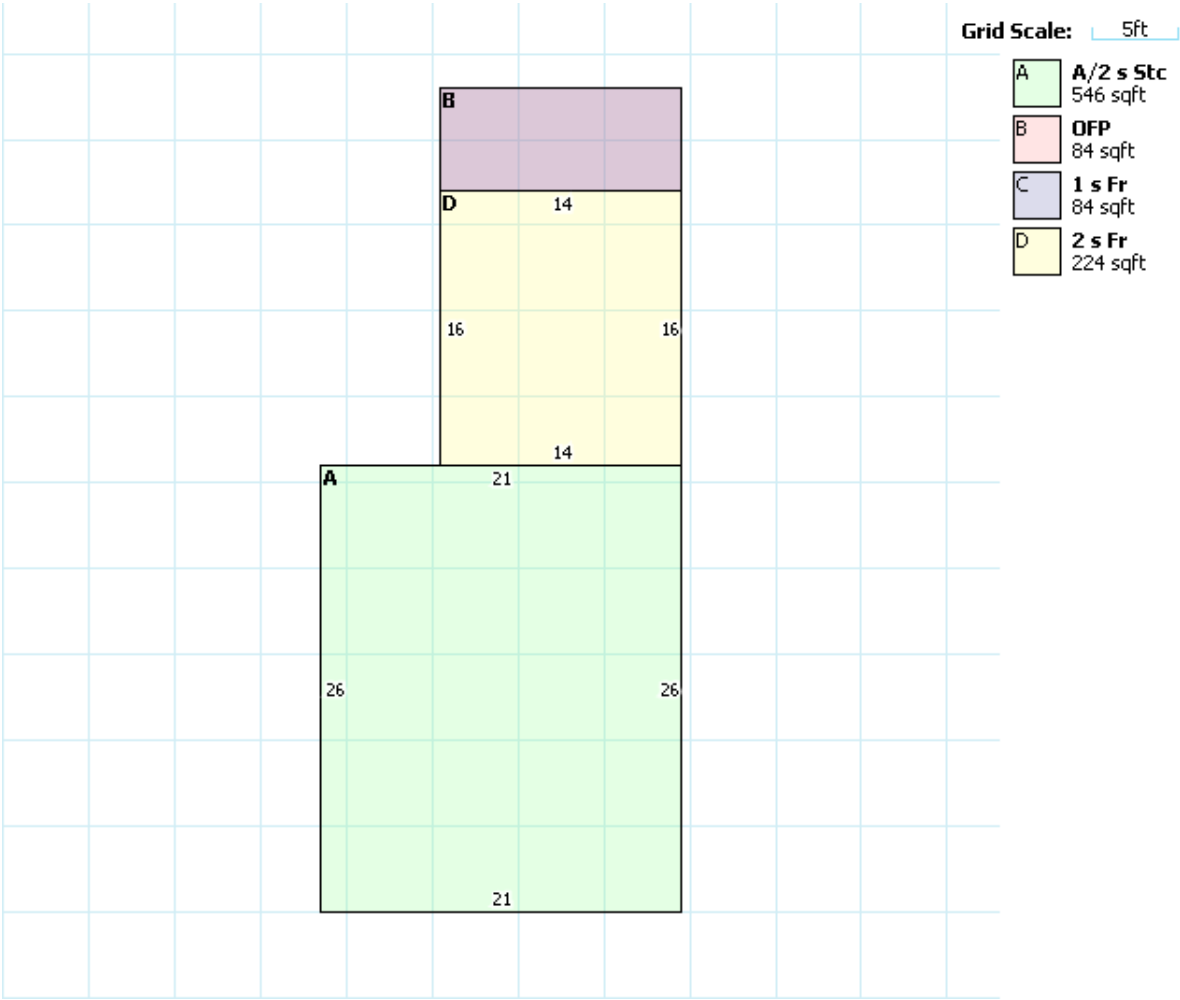
Building Style	CONVERSION
Year Built	1915
Stories	2
Finished Area	1624
First Floor Area	854
Half Floor Area	0
Upper Floor Area	770
Rooms	10
Bedrooms	3
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	NONE
Finished Basement Area	0
Heating	HW/STEAM
Cooling	NONE
Exterior Wall	STUCO
Attic	UNFINISHED
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
OFP - Open Fr Porch	84	0	\$1,180.00

IMPROVEMENTS

Description	Year Built	Dimension Area	Value
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TAX

	1st Half	2nd Half	Total
Charge:	\$708.36	\$708.36	
Credit:	(\$272.39)	(\$272.39)	
Rollback:	(\$38.82)	(\$38.82)	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$397.15	\$397.15	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$609.45	\$609.45	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$449.14		
Net Owed:	\$1,006.60	\$1,006.60	\$2,462.34
Net Paid:	\$0.00	\$0.00	(\$449.14)
Net Due:	\$1,006.60	\$1,006.60	\$2,013.20



TO CROSS
HAYES AVE.
PUSH BUTTON
WAIT FOR
WALK SIGNAL

623-49
BUS
STOP

02/12/2021 12:56

RESOLUTION NO. _____

A RESOLUTION 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.

WHEREAS, pursuant to Ordinance No. 07-026 passed June 11, 2007, the City is conducting a Land Reutilization Program in accordance with the provisions of Chapter 5722 of the Ohio Revised Code; and

WHEREAS, it is requested that the City accept three (3) parcels of nonproductive land situated within the City of Sandusky as further described in attached Exhibit "A", for placement in the Land Reutilization Program Inventory; and

WHEREAS, it is necessary to acquire the nonproductive land parcels in accordance with the City of Sandusky's Land Reutilization Program in order to facilitate reutilization of the nonproductive land to support neighborhood revitalization and development within the City; and

WHEREAS, the three (3) parcels requested for acquisition are tax delinquent and have been deemed to be necessary and/or beneficial to the Land Reutilization Program efforts and was approved by the Land Bank Committee on February 16, 2021; and

WHEREAS, upon City Commission approval and if acquired, the vacant lots located at 1102 Columbus Avenue and 217 Center Street will be evaluated for future development, sold to the adjoining property owners, or used for a public purpose; and

WHEREAS, upon City Commission approval and if acquired, the condemned two-story structure located at 1508 Hayes Avenue will be evaluated for demolition or rehabilitation; and

WHEREAS, any future sales of the parcels requested for acquisition will be presented to the City Commission by Ordinance for approval of disposition and sale; and

WHEREAS, the cost of these acquisitions will be approximately \$450.00 for the cost of title exams and transfer fees and these costs may be recouped by the City upon sale of the properties; and

WHEREAS, this Resolution should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City in order to allow the Erie County Prosecutor's Office to proceed with the Sheriff's sales and judicial foreclosure process in a timely manner; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio, finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Resolution** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter; and NOW, THEREFORE

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission hereby approves and accepts for acquisition into the Land Reutilization Program three (3) parcels of nonproductive land situated within the City of Sandusky, as further described in Exhibit "A", a copy of which is attached to this Resolution and specifically incorporated herein.

Section 2. This City Commission authorizes and directs the City Manager to acquire the nonproductive land in accordance with the City of Sandusky's Land Reutilization Program in order to facilitate reutilization of the nonproductive land to support neighborhood revitalization and development within the City.

Section 3. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Resolution is hereby declared to be an emergency measure which shall take

PAGE 3 - RESOLUTION NO. _____

immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

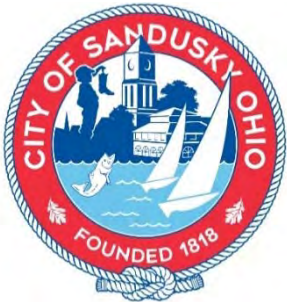
RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021

Exhibit "A"

Parcel	Address	Owner(s)	Del. Taxes	Assessments	P&I*	Total Owed	Yearly Taxes and Assessments
57-02975.000	1102 Columus Ave	Hollie Mayo	9,444.39	726.76		10,171.15	287.78
Proposed Use:	This is vacant land with a lot size of 45'x102' that is currently in tax foreclosure. Upon acquisition it will be evaluated for sale through FMV or MTO program.						
58-00672.000	217 Center St	Michael Andres	378.50			378.50	153.08
Proposed Use:	This is vacant land with a lot size of 33'x80' that is currently in tax foreclosure. Driveway and accessory structure located on the parcel. Upon acquisition it will be evaluated for sale through FMV or MTO program.						
57-02275.000	1502 Hayes Ave	Hoop, LLC	449.14	1218.9		1668.04	794.3
Proposed Use:	This is a condemned 2 story structure with a lot size of 33'x100'. It has 1624 sq. ft. of living space with three (3) bedrooms and two (2) bathrooms. If acquired it will be evaluated for demolition or rehabilitation						



DEPARTMENT OF PUBLIC WORKS

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5829
www.ci.sandusky.oh.us

To: Eric Wobser, City Manager

From: Aaron M. Klein, P.E.

Date: February 24, 2021

Subject: Commission Agenda Item – Emergency Purchase for Traffic Division

ITEM FOR CONSIDERATION: Legislation ratifying the emergency purchase of a new traffic cabinet and equipment from Path Master, Inc., of Twinsburg, Ohio for the Division of Traffic.

BACKGROUND INFORMATION: On December 16, 2020, a traffic accident occurred in the westbound lane on W. Perkins Avenue at the intersection of Caldwell Street and a traffic cabinet was damaged. At that time, turning and pedestrian signals were non-operational at the busy intersection causing an immediate safety concern. City Commission granted approval for this emergency purchase by motion at the December 28, 2020 meeting.

It took approximately one month for the replacement equipment to arrive, and the new traffic equipment was installed at the end of January. Path Master built the original cabinet and just had to reconstruct it from the plans they already had on file. In addition, the other equipment on Perkins Avenue was manufactured by Path Master as part of the Perkins Avenue Signal Improvements project a few years back. Hence, for expediency and consistency, staff procured directly from Path Master for this repair. Prior to the intersection becoming fully operational, the sensors and cameras were inspected and programmed by Path Master in-coordination with City electricians and National Light & Power, Inc. in early February.

BUDGETARY INFORMATION: The cost of \$31,500.00 for the traffic cabinet and equipment will be paid with Traffic funds. All costs associated with the repair will be billed to the driver's insurance company.

ACTION REQUESTED: It is recommended that legislation be approved ratifying the emergency purchase of a traffic cabinet and equipment from Path Master, Inc., of Twinsburg, Ohio, for the Traffic division of the Department of Public Works in the amount of \$31,500.00. It is further recommended that this legislation be approved under suspension of the rules and in accordance with Section 14 of the City Charter in order to immediately make payment for equipment received and close out the completed project.

I concur with this recommendation:

Eric Wobser
City Manager

cc: M. Spriggs, Commission Clerk; M. Reeder, Finance Director; B. Heil, Law Director

CERTIFICATE OF FUNDS

In the Matter of: Accident Claim- W. Perkins Ave/ Caldwell Ave. Traffic Signal

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the City of Sandusky under the foregoing Contract have been lawfully appropriated for such purposes and are in the treasury of the City of Sandusky or are in the process of collection to an appropriate fund, free from any previous encumbrances. This certificate is given compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Account #216-7700-54000

By: _____



Michelle Reeder

Finance Director

Dated: 3/4/2021



1960 Midway Drive, Twinsburg, OH, 44087

Tel: 330.425.4994 | Fax: 330.425.9338

Invoice # INV118048

Invoice Date 1/20/2021

Page 1 of 2

BILL TO:	SHIP TO:	REMIT TO:
Sandusky, City of 240 Columbus Ave Sandusky OH 44870 United States	David Borsick Sandusky, City of 1024 Cement St Sandusky OH 44870 United States	Path Master, Inc. 1960 Midway Drive Twinsburg, OH 44087 Tel: 330.425.4994 ext. 132 For Electronic Payments or Invoicing Email: jcronin@pathmasterinc.com

Project: Traffic Cabinet Replacement Perkins Ave. @ Caldwell St. Original Estimate: Quote #C21385 CRM Quote #: Created From: Sales Order #SO114315 PO #: Verbal / David B. Terms: Net 30 Days Ship Method: PMI/TN	TOTAL \$31,500.00 Due Date: 2/19/2021 Invoices not paid within terms subject to 1.5% monthly finance charge.
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Bid Ref	Units	Order Qty	Ship	Item	Rate	Amount
1.	EA	1	1	Bid Item Controller Assembly, 8 Phase NEMA TS2 Type 2 Systems Ready with Econolite Cobalt Touch ATC Controller, EDI SSM12LE Monitor, Load Switches, Flasher, Flash Relays, (2) 8-Slot Video Detection Racks with Power Supplies, Preempt Rack in Base Mounted Double-Door P44UPG Cabinet, 58"H x 60"W x 26"D	\$13,900.00	\$13,900.00
	EA	1	1	XACBT-6U212-002 2100-P44UPG CONTROLLER ASSEMBLY		
2.	EA	1	1	Bid Item Cabinet Riser, 12"H x 60"W x 26"D	\$450.00	\$450.00
	EA	1	1	HY-RISE-P/U RISER, 12"Hx60"Wx26"D, NAT		
	EA	1	1	HY-RISE-HKIT CABINET RISER HARDWARE KIT		
3.	EA	1	1	Bid Item Autoscope RackVision Video Detection System Cabinet Hardware, Includes (6) RackVision Terra MVP Processor Cards, (2) AIP-4 Interface Panels, Cables and Accessories	\$12,150.00	\$12,150.00



1960 Midway Drive, Twinsburg, OH, 44087

Tel: 330.425.4994 | Fax: 330.425.9338

Invoice # INV118048

Invoice Date 1/20/2021

Page 2 of 2

Bid Ref	Units	Order Qty	Ship	Item	Rate	Amount
4.	EA	1	1	ZSOLRT-X601 RACKVISION TERRA VDS, CABINET EQUIPMENT, 6-CAM SYSTEM		
	EA	1	1	Bid Item Battery Back-Up System, Alpha FXM1100 With By-Pass Switch, (4) 105 AHR/AGM Batteries, and Generator Interface with NEMA L530FI Inlet	\$3,600.00	\$3,600.00
	EA	1	1	ZUPS-FM11/105G BATTERY BACKUP SYSTEM, FXM1100 w/4 105AHR BATTERY, GEN		
	EA	1	1	Bid Item Strobecom II Optical Signal Processor, Model 4080M4, 4-Channel		
5.	EA	1	1	BTD-4080M4 STROBECOM II OPTICAL SIGNAL PROCESSOR, 4080 4 CHANNEL		
	EA	1	1	Bid Item Intuicom Communicator II 900MHz Serial Radio	\$1,400.00	\$1,400.00
	EA	1	1	JRIT-COMMII WIRELESS DATA TRANSCEIVER, COMMUNICATOR II		

Subtotal \$31,500.00

Tax (%)

Shipping Cost

Total \$31,500.00

ORDINANCE NO. _____

AN ORDINANCE RATIFYING THE EMERGENCY PURCHASE OF A NEW TRAFFIC CABINET AND EQUIPMENT FOR THE INTERSECTION AT WEST PERKINS AVENUE AND CALDWELL STREET; AUTHORIZING AND DIRECTING THE CITY MANAGER AND/OR THE FINANCE DIRECTOR TO EXPEND FUNDS TO PATH MASTER, INC. OF TWINSBURG, OHIO, IN THE AMOUNT OF \$31,500.00; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, on December 16, 2020, a traffic accident occurred in the westbound lane on West Perkins Avenue at the intersection of Caldwell Street damaging the traffic cabinet leaving the turning and pedestrian signals non-operational causing an immediate safety concern; and

WHEREAS, the City Manager notified this City Commission at their December 28, 2020, regularly scheduled meeting of the emergency nature of the situation and a motion was passed approving the emergency purchase to replace the damaged equipment at the intersection; and

WHEREAS, pursuant to Section 24 of the City Charter the emergency nature of the work obviates the necessity to comply with formal competitive bidding and advertising; and

WHEREAS, the total cost for the traffic cabinet and equipment is \$31,500.00 and will be paid with Traffic Funds; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to immediately make payment for equipment received and close out the completed project; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission approves and ratifies the emergency purchase of a new traffic cabinet and equipment for the intersection at West Perkins Avenue and Caldwell Street and authorizes and directs the City Manager and/or Finance Director to expend funds to Path Master, Inc. of Twinsburg, Ohio,

at an amount **not to exceed** Thirty One Thousand Five Hundred and 00/100 Dollars (\$31,500.00).

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST:

MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021



FIRE DEPARTMENT

600 W. Market Street
Sandusky, Ohio 44870

419.627.5822

Fire Prevention 419.627.5823

Fax 419.627.5820

www.ci.sandusky.oh.us

TO: Eric Wobser, City Manager

FROM: James Green, Interim Fire Chief

Date: February 23, 2021

RE: Commission Agenda Item

ITEM FOR CONSIDERATION: Requesting legislation authorizing the City Manager to purchase nine (9) sets of Morning Pride Tails Turnout Gear, Fire Coats and Fire Pants from Municipal Emergency Services, Inc. of Southbury, Connecticut, through the State of Ohio's Cooperative Purchasing Program #800526.

BACKGROUND INFORMATION: The need to purchase nine (9) sets of firefighting protective clothing has been determined by the Fire Chief. Six (6) sets of protective clothing that will be replaced will be used as back up gear or "B" set for an additional 5 years. NFPA requires turn out gear to be replaced and taken out of service after ten years. Three (3) sets will be used for new hires throughout the year. The Labor Agreement requires that the City of Sandusky provides and maintains protective clothing to be utilized by employee in the performance of their job duties.

The State of Ohio's Cooperative Purchasing Program through the Department of Administrative Services allows local political subdivisions to purchase items that have been competitively bid from the successful State vendor thereby giving the City the benefit of the State's competitively bid price and eliminating the necessity of formal bidding by the City.

BUDGETARY INFORMATION: The total amount of this expenditure is **\$29,250.00** with each set costing \$3250.00. This purchase will be paid with monies from the EMS Fund.

ACTION REQUESTED: It is requested that the proper legislation be prepared to purchase nine (9) sets of Morning Pride Tails Turnout Gear at a total cost of **\$29,250.00** from Municipal Emergency Services, Inc. of Southbury, Connecticut. It is further requested that this legislation take immediate effect in full accordance with section 14 of the City Charter as the expiration date of most of the back-up gear is approaching the ten (10) year expiration.

Approved:

I concur with this recommendation:

James Green, Interim Fire Chief

Eric Wobser, City Manager

Cc: John Orzech, Assistant City Manager
Brendan Heil, Law Director
Michelle Reeder, Finance Director
McKenzie Spriggs, Commission Clerk

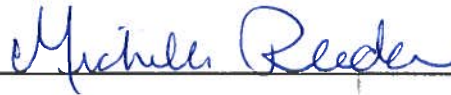
CERTIFICATE OF FUNDS

In the Matter of: Fire Department Turn Out Gear

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the City of Sandusky under the foregoing Contract have been lawfully appropriated for such purposes and are in the treasury of the City of Sandusky or are in the process of collection to an appropriate fund, free from any previous encumbrances. This certificate is given compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Account #431-1330-54000

By: _____



Michelle Reeder

Finance Director

Dated: 3/4/2021

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO PURCHASE NINE (9) MORNING PRIDE TAILS TURNOUT GEAR, FIRE COAT AND PANT SETS THROUGH THE STATE OF OHIO, DEPARTMENT OF ADMINISTRATIVE SERVICES, COOPERATIVE PURCHASING PROGRAM FROM MUNICIPAL EMERGENCY SERVICES, INC. OF SOUTHBURY, CONNECTICUT, FOR USE IN THE FIRE DEPARTMENT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the need to purchase nine (9) coat and pant sets of firefighting protective clothing has been determined by the Fire Chief of which six (6) sets will be replacements and three (3) sets will be for new hires through the year; the six (6) sets that will be replaced will be used as back-up gear for an additional five (5) years; and

WHEREAS, the Labor Agreement requires the City of Sandusky to provide and maintain protective clothing to be utilized by employees in the performance of their job duties; and

WHEREAS, these fire coat and pant sets are available from Municipal Emergency Services, Inc. of Southbury, Connecticut, through the State of Ohio Cooperative Purchasing Program thereby allowing local political subdivisions to purchase items that have been competitively bid from the successful state vendor giving the City the benefit of the State's negotiated price and eliminating the necessity of formal bidding; and

WHEREAS, the cost for the Morning Pride Fire Tails Turnout Gear, Coat and Pant Set is \$3,250.00 for a total cost of \$29,250.00 for nine (9) sets and will be paid with EMS Funds; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter to allow the order to be placed immediately as the ten (10) year replacement date on most of the back-up sets is approaching; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Fire Department, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. The City Manager is authorized and directed to purchase nine (9) Morning Pride Tails Turnout Gear, Fire Coat and Pant sets through the State of

Ohio, Department of Administrative Services, Cooperative Purchasing Program, Schedule #800526, from Municipal Emergency Services, Inc. of Southbury, Connecticut, for use in the Fire Department at an amount **not to exceed** Twenty Nine Thousand Two Hundred Fifty and 00/100 Dollars (\$29,250.00).

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST:

MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021

NOTICE TO LEGISLATIVE
AUTHORITY

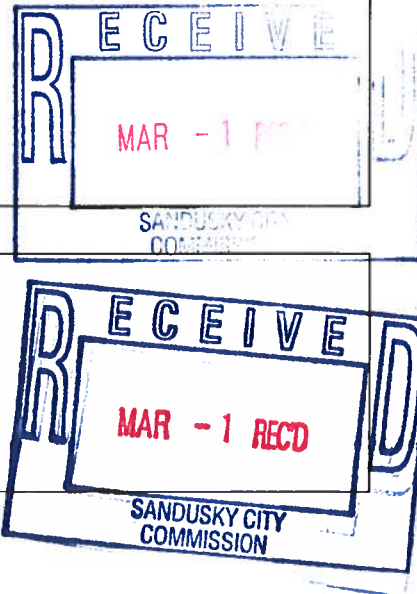
OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

2644450		TRFO	FARRAR FAMILY ENTERPRISES LLC
PERMIT NUMBER		TYPE	DBA VARIETY VILLAGE
02	01	2019	332 E MARKET ST
ISSUE DATE		SANDUSKY OH 44870	
02	18	2021	
FILING DATE			
C1	C2	D6	
PERMIT CLASSES			
22	077	B	F24837
TAX DISTRICT			RECEIPT NO.

FROM 02/22/2021

6079087			MOE ASKAR INC
PERMIT NUMBER		TYPE	DBA VARIETY VILLAGE
02	01	2019	332 E MARKET ST
ISSUE DATE		SANDUSKY OH 44870	
02	18	2021	
FILING DATE			
C1	C2	D6	
PERMIT CLASSES			
22	077		
TAX DISTRICT			RECEIPT NO.



MAILED 02/22/2021

RESPONSES MUST BE POSTMARKED NO LATER THAN.

03/25/2021

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES

B TRFO 2644450

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF SANDUSKY CITY COUNCIL
240 COLUMBUS AVE
SANDUSKY OHIO 44870



Department of Commerce

Rev 2/10/2021

Mike DeWine, Governor
Jon Husted, Lt. Governor

Division of Liquor Control
Sheryl Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing or not; or
- Ask for your one-time only, 30-day extension.
 - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **must** be:

FAXED to the Division no later than 30 days after the "mailed" date (this is the date listed after the "responses must be postmarked no later than." You can fax your response to: (614) 644 – 3166

EMAILED to the Division no later than 30 days after the "mailed" date (this is the date listed after the "responses must be postmarked no later than." You can email your response to: LiquorLicensingMailUnit@com.state.oh.us

POSTMARKED, if mailed, no later than the date listed on the notice after "responses must be postmarked no later than." You can mail your response to

Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

In an effort to speed up processing times and reduce paper, the Division respectfully asks that you either fax or email the above notice. In a similar effort, please note that the Division is no longer sending ownership information with this legislative notice. If you want to know who owns the applied for permit you can find that information in two ways:

- Go to https://www.comapps.ohio.gov/liqr/liqr_apps/PermitLookup/PermitHolderOwnership.aspx and enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff, if you are a township fiscal officer or county clerk, as the Division sends the applicable law enforcement agency the pertinent ownership disclosure information when it notifies them of the permit application.

Licensing Section
6606 Tussing Road
Reynoldsburg, OH 43068-9009

Fax 614-728-1281
TTY/TDD 800-750-0750
com.ohio.gov

McKenzie Spriggs

From: Jared Oliver
Sent: Thursday, March 4, 2021 1:24 PM
To: Greg Voltz; McKenzie Spriggs; Stephen Rucker
Subject: Re: liquor permit 332 E. Market

No issues from the PD either.

Get [Outlook for iOS](#)

From: Greg Voltz <gvoltz@ci.sandusky.oh.us>
Sent: Thursday, March 4, 2021 1:01:01 PM
To: McKenzie Spriggs <mspriggs@ci.sandusky.oh.us>; Jared Oliver <joliver@ci.sandusky.oh.us>; Stephen Rucker <srucker@ci.sandusky.oh.us>
Subject: RE: liquor permit 332 E. Market

Thanks McKenzie,

This address is located within the "DBD" Downtown Business zoning district. This is a permitted use. No issues from Planning.

Thanks,



Greg Voltz | Planner
PLANNING DEPARTMENT
240 Columbus Avenue | Sandusky, OH 44870
T: 419.627.5973 |
www.ci.sandusky.oh.us



From: McKenzie Spriggs <mspriggs@ci.sandusky.oh.us>
Sent: Thursday, March 4, 2021 12:59 PM
To: Greg Voltz <gvoltz@ci.sandusky.oh.us>; Jared Oliver <joliver@ci.sandusky.oh.us>; Stephen Rucker <srucker@ci.sandusky.oh.us>
Subject: liquor permit 332 E. Market

Guys,
My sincerest apologies for sending this last minute. We have received a permit request from Variety Village at 332 E. Market Street. Please let me know if you have any issues. It is attached.

McKenzie Spriggs | Commission Clerk
CITY COMMISSION

McKenzie Spriggs

From: Stephen Rucker
Sent: Thursday, March 4, 2021 1:26 PM
To: McKenzie Spriggs; Greg Voltz; Jared Oliver
Subject: RE: liquor permit 332 E. Market

No issues, Thanks



Steve Rucker | *Fire Marshal*
SANDUSKY FIRE DEPARTMENT
600 W. Market Street | Sandusky, OH 44870
T: 419.627.5823 | F: 419.627.5820
srucker@ci.sandusky.oh.us
www.ci.sandusky.oh.us

From: McKenzie Spriggs <mspriggs@ci.sandusky.oh.us>
Sent: Thursday, March 4, 2021 12:59 PM
To: Greg Voltz <gvoltz@ci.sandusky.oh.us>; Jared Oliver <joliver@ci.sandusky.oh.us>; Stephen Rucker <srucker@ci.sandusky.oh.us>
Subject: liquor permit 332 E. Market

Guys,
My sincerest apologies for sending this last minute. We have received a permit request from Variety Village at 332 E. Market Street. Please let me know if you have any issues. It is attached.



McKenzie Spriggs | Commission Clerk
CITY COMMISSION
240 Columbus Avenue | Sandusky, OH 44870
T: 419.627.5850
www.ci.sandusky.oh.us





PLANNING DEPARTMENT

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5832
www.ci.sandusky.oh.us

To: Eric Wobser, City Manager
From: Greg Voltz, Planner
Date: February 9, 2021
Subject: Commission Agenda Item – Adoption of the Downtown Sandusky Master Plan

ITEM FOR CONSIDERATION: Adoption of the Downtown Sandusky Master Plan

BACKGROUND INFORMATION: The Bicentennial Vision, adopted in 2016, set the goals of becoming a more vibrant, livable, connected, celebrated city that is a destination for all. In 2018 the federal government designated Opportunity Zones throughout the country, and downtown Sandusky was selected as one of these locations. With the stated goals in the Bicentennial Vision followed by the designation of the Opportunity Zone the City entered into contract with MKSK of Columbus, Ohio to prepare a master plan. The agreement provided for the creation of the Downtown Sandusky Master Plan which focuses on the central business district as it is at the heart of the study area and vital to creating a city that meets the goals set forth by the Bicentennial Vision.

Public and stakeholder involvement was solicited over the course of an online survey, three steering committee meetings and various small groups, and one on one stakeholder meetings. In total, over 800 people participated, but many projects and concepts presented will need further community participation and feedback with a focus on increasing the diversity of voices. The ideas and concepts presented in the final draft of the Downtown Sandusky Master Plan were direct result of the community and stakeholder input and were vetted by project partner HR&A as being financially feasible.

The Downtown Sandusky Master Plan presents a vision that will help the community leverage Sandusky's small-town appeal to residents and visitors, promote the waterfront appeal of downtown, and become the gateway to the region's destinations of Sandusky Bay, Cedar Point, Kelleys Island, Put-in-Bay, and Pelee Island.

The Master Plan is organized into nine key recommendations and five focus area opportunities that together convey a cohesive, clear and flexible set of action steps to enable downtown to continue to thrive over the next five to ten years.

9 Master Plan Recommendations	5 Focus Area Opportunities
<ol style="list-style-type: none"> 1. Position Downtown Sandusky as the Economic, Entertainment, and Cultural anchor of the region. 2. Brand something new by creating a waterfront district identity. 3. Generate year-round excitement with events and activities. 4. Consider walkability first on all downtown streets. 5. Create a bicycle, golf cart, and multimodal culture to ensure access to all. 6. Foster education + entrepreneurship around downtown's new college presence. 7. Revitalize with activated, high quality buildings that create life on the street and add views to the water. 8. Create amazing public spaces where people make lasting memories. 9. Prioritize investment to maximize opportunities. 	<ol style="list-style-type: none"> I. Make Columbus Avenue downtown's most vibrant street from weekday evenings to special events. II. Create destination waterfront dining that captures iconic views. III. Redevelop the Jackson Street parking lot with anchor mixed use development and event space. IV. Revitalize Neighborhoods with a variety of housing options and price points. V. Connect to Battery Park with public improvements and mixed use development.

The recommendations in this plan will include public responsibilities, private investment, and collaboration with community and regional partners. For this reason, the plan includes an implementation section that includes the priorities for the City of Sandusky in terms of policy/programming as well as for built projects. The Summary Matrix and Action steps includes time frames and responsible city departments as well as potential implementation partners. There are also pages dedicated towards prioritization, ideas for anchors and drivers of the downtown, as well as a street tree list.

The Planning Commission reviewed the proposed Downtown Sandusky Master Plan at their meeting on January 27, 2021, and are recommending approval of the Plan with the condition that the Plan is modified to replace the Battery Park massing concepts with the concepts presented in the Downtown Sandusky East Bay Waterfront Vision Plan from 2017.

BUDGETARY INFORMATION: There is no budgetary impact to the adoption of this Plan.

ACTION REQUESTED: It is recommended that City Commission accept the Planning Commission's recommendation of approval and proceed with legislation to adopt the Downtown Sandusky Master Plan.

I concur with this recommendation:

Eric Wobser
City Manager

Jonathan Holody
Community Development Director

cc: McKenzie Spriggs, Clerk of City Commission
Michelle Reeder, Finance Director
Brendan Heil, Law Director

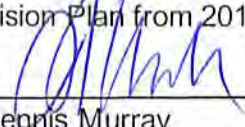


Department of Planning

240 Columbus Avenue
Sandusky, OH 44870
Phone: 419.627.5973
Fax: 419.627.5933
www.ci.sandusky.oh.us

February 9, 2021

Planning Commission at the January 27, 2021 meeting recommended approval the Downtown Sandusky Master Plan to City Commission. This recommendation was made with the condition that the plan modify the Battery Park massing concepts shown within the Planning Commission Draft of the Downtown Sandusky Master Plan Draft and replace it with the concepts presented in the Downtown Sandusky East Bay Waterfront Vision Plan from 2017.



Dennis Murray
Planning Commission Chair

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ADOPTING THE DOWNTOWN SANDUSKY MASTER PLAN FOR THE CITY OF SANDUSKY.

WHEREAS, in 2016 the City's Bicentennial Vision was adopted which set the goals of becoming a more vibrant, livable, connected, celebrated City that is a destination for all; and

WHEREAS, this City Commission approved an agreement with MKSK of Columbus, Ohio, for professional services relating to the Downtown Sandusky / Opportunity Zone Master Plan by Ordinance No. 20-040, passed on February 24, 2020; and

WHEREAS, the proposed Downtown Sandusky Master Plan presents a vision that will help the community leverage Sandusky's small-town appeal to residents and visitors, promote the waterfront appeal of downtown, and become the gateway to the region's destinations of Sandusky Bay, Cedar Point, Kelleys Island, Put-in-Bay, and Pelee Island; and

WHEREAS, the proposed Downtown Sandusky Master Plan is organized into nine (9) key recommendations and five (5) focus area opportunities that together convey a cohesive, clear and flexible set of action steps to enable downtown to continue to thrive over the next five (5) to ten (10) years; and

WHEREAS, the proposed Downtown Sandusky Master Plan was reviewed by the Planning Commission at their January 27, 2021, meeting resulting in the Planning Commission's recommendation to **approve** the Plan with the following condition:

1. The Plan is modified to replace the Battery Park massing concepts with the concepts presented in the Downtown Sandusky East Bay Waterfront Vision Plan dated July, 2017; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission approves and adopts the modified Downtown Sandusky Master Plan for the City of Sandusky, a copy of which is marked Exhibit "A" and is attached to this Ordinance and is specifically incorporated as if fully rewritten herein.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent

provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect at the earliest time allowed by Law.

RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
MCKENZIE E. KRESSER
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021 (effective after 30 days)

DOWNTOWN SANDUSKY

— MASTER PLAN —

DRAFT REPORT | February 11, 2021

CITY COMMISSION REVIEW DRAFT



ACKNOWLEDGMENTS

Downtown Sandusky Master Plan

Community of Sandusky

THANK YOU to everyone who answered the community survey and participated in the planning process. Your experience and contributions shaped the vision and recommendations of the Master Plan.

City of Sandusky

Elisabeth Sowecke, Administrative Assistant

Leslie Mesenburg, Executive Assistant

McKenzie Spriggs, Commission Clerk

Greg Voltz, Planner

Thomas Horsman, Planner

Jonathan Holody, Director of Community Development

Josh Snyder, Assistant City Engineer

Aaron Klein, Director of Public Works

Eric Wobser, City Manager

Steering Committee

Abbey Bemis, Erie County Economic Development Corporation

Andrea Crawford, Various Downtown Establishments

Blake Harris, City of Sandusky - City Commission

Bob Hare, Local Development Group

Steering Committee Cont'd

Bridget Sanders, Lena Brows - Owner

Chris Parthemore, Sandusky State Theatre

Curtis L. Johnson, New Jerusalem Missionary Baptist Church

Dave Bier, Various Downtown Establishments

Dennis Murray, City of Sandusky - City Commission

Dennis Shaffer, Civista Bank

Dick Brady, City of Sandusky - City Commission

Dr. Eugene Sanders, Sandusky City Schools

Duff Milkie, Cedar Fair

Jeremy Normington-Slay, Firelands Regional Health System

John Spear, Marous

Keith Myers, Chesapeake Lofts Resident

Larry Fletcher, Lake Erie Shores and Islands

Mary Jane Hill, Dorn Foundation

Mike Meyers, Chesapeake Lofts

Pete McGory, Planning Commission

Ron Waite, The Sandusky Register

Ryan Whaley, Various Downtown Establishments

Steve Poggiali, Erie Regional Planning

Consultant Team

MKSK

Jeffrey J. Pongonis, ASLA, Principal Landscape Architect

Andrew Overbeck, AICP, Principal Planner

Arin Blair, AICP, Project Manager, Planner

Juliana Silveira, Urban Design Lead

Lisl Kothheimer, Designer



Kate Collignon, Partner

Alex Stokes, Principal

John Morgan, Senior Analyst

Drone Photography

New Departure Films, Joey Cassel

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February 10, 2021

To The Residents of Sandusky,

If we've learned anything from the unlikely events of the last year, it is that we must have a plan. This year we've also learned that plans can and should be fluid, open to change and made with collaboration from experts and stakeholders. That is exactly what you'll find in this Downtown Master Plan. I am proud to say that this plan is the culmination of years of relentless work by many city employees, community leaders, residents and stakeholders. This plan took feedback from hundreds of people and made their ideas and dreams into actionable items. It wasn't too long ago that ideas and dreams were just that in Sandusky. I am proud that this city now makes ideas and dreams into reality. Sandusky is no longer on the path to success, we are here. The Downtown Master Plan is evidence of this and will lead us forward into the future.

Inside this plan, you'll find many facets of development designed to help Sandusky to realize its full potential. In the past few years, we've seen entrepreneurs and investors put down roots in Sandusky, believing that their enterprises would flourish here. The Master Plan gives these already-established businesses and those looking to locate here the confidence that we are committed to the success of every business and every resident. The plan addresses infrastructure, business, green and public spaces and attractions. For more than one hundred years, Sandusky has been a tourist destination in the summer months. This plan ignites Sandusky's potential as a year-round destination, not only for tourists, but for residents, too.

At the crux of the Master Plan is the idea that Sandusky is uniquely positioned on Lake Erie, affording unparalleled access to waterfront recreation, dining, fishing and leisure. Lake Erie has always been our most cherished asset. The City has a duty to this incredible natural resource and to the city's residents to create meaningful interactions with the lake for every person. It is our crowning jewel.

Thank you for the input that was built into The Downtown Master Plan. I hope you find this plan to be thoughtful, insightful, creative and passionate. I am proud to be a part of this progressive and forward-thinking document. I hope you will join me in my excitement for all Sandusky is and will be. Let's keep moving forward together.

With hopeful anticipation,



Richard R. Brady
President
Sandusky City Commission

1 INTRODUCTION

Executive Summary

About this Plan

Plan Process

Plan Objectives

DOWNTOWN SANDUSKY

America's Best Coastal Small Town

Executive Summary

Downtown Sandusky has an incredible collection of assets—a diverse, engaged community, a historic, walkable downtown, an active, beautiful waterfront, a dedicated, visionary local government, connection to internationally-known destinations, and more. These factors have won the city's recognition as America's Best Coastal Small Town and will continue to draw people and investment into the region.

The Downtown Sandusky Master Plan presents a vision that will help the community **leverage Sandusky's small-town appeal** to residents and visitors, **promote the waterfront** appeal of downtown, and **become the gateway to the region's destinations** of Sandusky Bay, Cedar Point, Kelleys Island, Put-in-Bay, and Pelee Island.

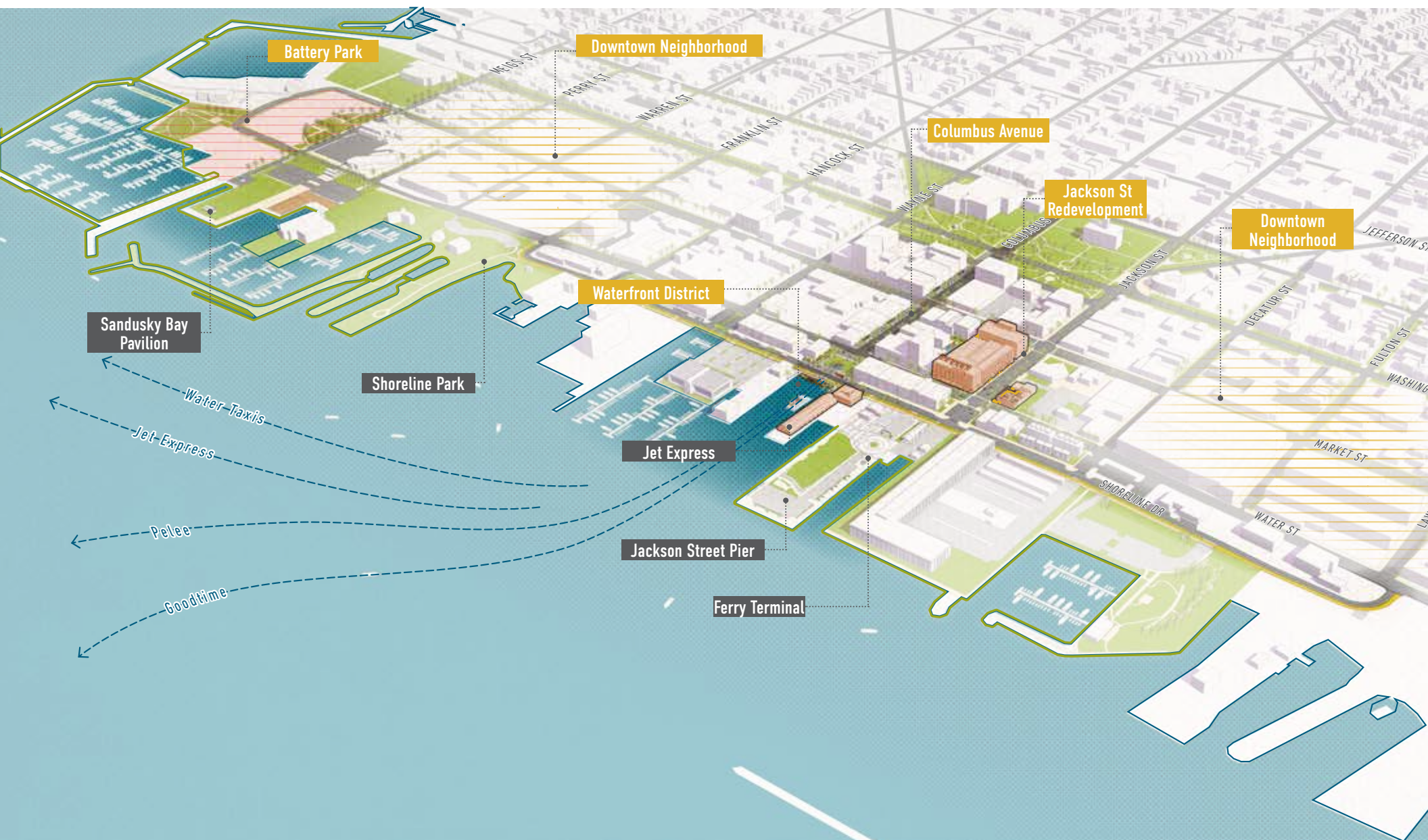
The Master Plan is organized into nine key recommendations and five focus area opportunities that together convey a cohesive, clear and flexible set of action steps to enable downtown to continue to thrive over the next five to ten years.

9 Master Plan Recommendations

1. **Position Downtown Sandusky as the Economic, Entertainment, and Cultural anchor of the region.**
2. **Brand something new** by creating a waterfront district identity.
3. **Generate year-round excitement** with events and activities.
4. **Consider walkability first** on all downtown streets.
5. **Create a bicycle, golf cart, and multimodal culture** to ensure access to all.
6. **Foster education + entrepreneurship** around downtown's new college presence.
7. **Revitalize with activated, high quality buildings** that create life on the street and add views to the water.
8. **Create amazing public spaces** where people make lasting memories.
9. **Prioritize investment** to maximize opportunities.

5 Focus Area Opportunities

- I. **Make Columbus Avenue** downtown's most vibrant street from weekday evenings to special events.
- II. **Create destination waterfront dining** that captures iconic views.
- III. **Redevelop the Jackson Street parking lot** with anchor mixed use development and event space.
- IV. **Revitalize Neighborhoods** with a variety of housing options and price points.
- V. **Connect to Battery Park** with public improvements and mixed use development.



INTRODUCTION

About this Plan

The Downtown Sandusky Master Plan establishes a vision for the public and private realm in Downtown Sandusky. This vision is feasible, market based, flexible to opportunities that arise, founded in community feedback, and built upon the ideas set forth in the Sandusky 2018 Bicentennial Vision.

The planning process was conducted in 2020 and included a robust series of stakeholder interviews, regular meetings with a Steering Committee, and a community survey that received 798 responses. City of Sandusky staff and the consultant team worked in close collaboration throughout the process to ensure the plan is authentic to Sandusky and authored with local, regional, and national downtown planning and economic development expertise.

The plan is organized into six sections:

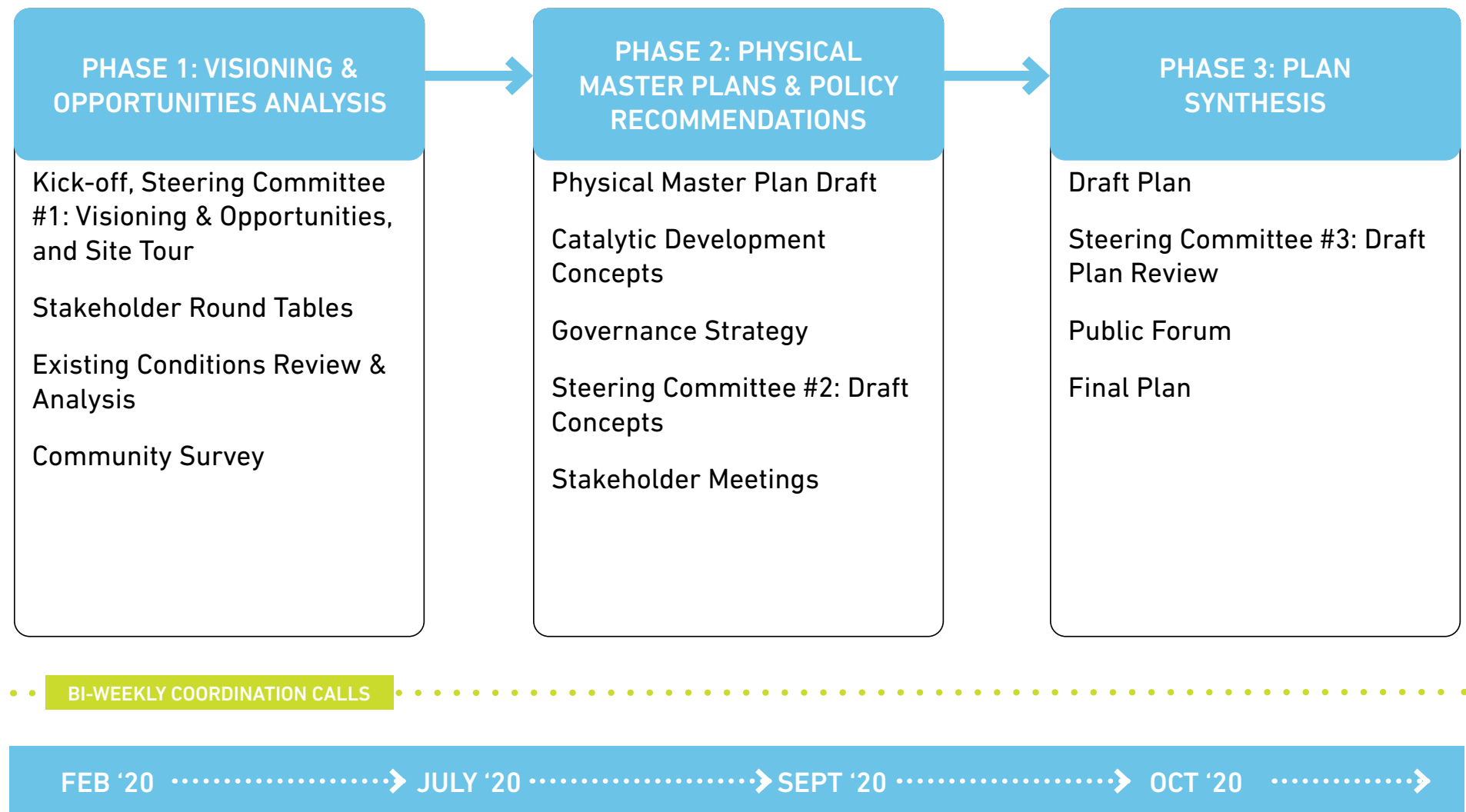
- » **Introduction** explains the plan timeline and plan objectives.
- » **Engagement** reviews the community survey and resulting guiding principles for the plan's recommendations.
- » **Market Potential** summarizes the retail, residential, and tourism market potential of downtown.
- » **Analysis** examines a series of factors that shape downtown including the history, waterfront, and built environment.
- » **Recommendations** illustrates the nine plan recommendations and five focus area opportunities.
- » **Implementation** outlines action steps for implementing the plan recommendations including program and policy actions.



PLAN PROCESS

Phases, Tasks, and Activities

This process overview depicts the three-phase plan development and community engagement process conducted from February to November 2020.



PLAN OBJECTIVES

Building Blocks

At the outset of the planning process, five building blocks were defined to frame the Master Plan direction and objectives.

The **Downtown Focus** leverages the identity of Sandusky as the “Best Coastal Small Town in America” (USA Today, 2019) to continue the momentum of recent improvements and further establish downtown as event central for Sandusky residents. Downtown was designated as an Opportunity Zone to incentivize these types of improvements. Enhancing the vibrancy of downtown also attracts visitors and tourists, fosters new business, and supports local entrepreneurship.

The plan is **Market Influenced**, utilizing Sandusky’s unique market potential and position in the region. This also helps to ensure the plan recommendations are financially feasible and supported by existing and projected future demand.

The **Conceptual Vision** for each focus area illustrates recommendations for site design, building program, and public realm improvements that reflect the ideas of the community and stakeholders. The illustrations are diagrammatic and allow for flexibility in continued community conversations as each focus area moves toward implementation.

Potential Anchors are identified in each focus area that illustrates private development. These concepts give the city a basis for conversation to inspire potential developers and investors in downtown, while demonstrating each site’s potential to all audiences.

A framework for **Downtown Streetscapes**, with particular focus on Columbus Avenue, answers the community’s desires for downtown to be a connected, walkable, year-round destination. The illustrations show how a transformed streetscape connects to Shoreline Drive and Jackson Street Pier to create a holistic, vibrant retail and event district downtown.



The building blocks provided a foundation for the engagement process and plan analysis:



Downtown Focus

- » Making downtown a **year-round destination & neighborhood** while leveraging the tourist economy



Market Influenced

- » Understanding Sandusky's **unique market potential** and position



Conceptual Vision

- » Visualizing **priority places** for new public and private investments using urban design and planning principles



Potential Anchors

- » Identifying **market-feasible**, potential anchors for private development



Streetscapes

- » Particular focus on the public realm of **Columbus Avenue**

2

ENGAGEMENT

Overview

Community Survey

Guiding Principles

ENGAGEMENT PROCESS

Overview

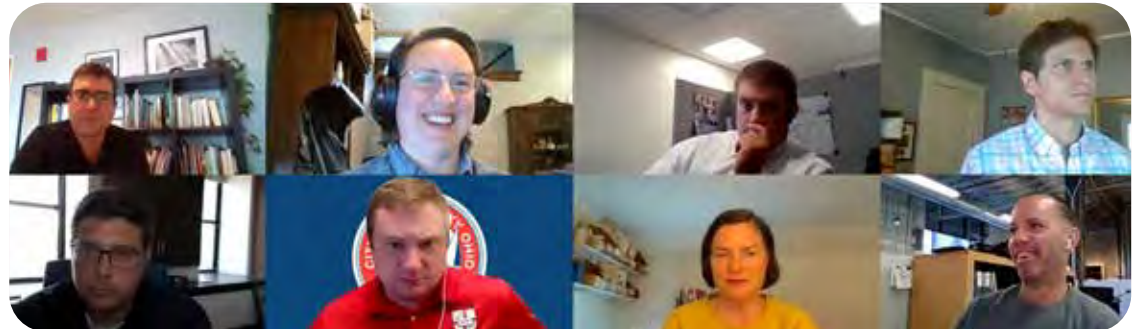
The *2018 Bicentennial Vision Comprehensive Plan* set a vision for downtown that included walkability, a need for anchor development and redevelopment, a desire for year-round events and activities, and an emphasis on waterfront access and public space. The ideas and recommendations of the Comprehensive Plan led to, and set the stage for, this Downtown Master Plan to carry forward.

The Downtown Master Plan engaged more than 800 members of the Sandusky community, including one-on-one and group discussions with dozens of stakeholders, milestone meetings with the Steering Committee, and responses to an online Community Survey. Engagement included one in-person meeting with a site tour. The rest of the process was conducted remotely online and via phone calls, as the COVID-19 pandemic limited in-person interaction.

While Sandusky staff and leadership set the course for the planning process, the Steering Committee and stakeholders ensured the plan's Focus Area Concepts and recommendations responded to, and were shaped by, community desires and feedback.



COMMUNITY QUOTES — look for quote bubbles like this throughout the plan for quotes from community members who answered the survey.



WHAT SHOULD THE FUTURE OF DOWNTOWN LOOK LIKE?

Share your ideas for the future of Downtown!

The City of Sandusky is completing a Downtown Sandusky Master Plan. A master plan is a document with overarching goals and aspirations for future community development, programming, and policy. The plan will focus on how Downtown serves Sandusky residents, and the larger region. Building on our momentum from recent planning efforts, such as Jackson Street Plan, The historic Point Ledge and 9050' Resort and Attraction Management Program, Sandusky Bay Pathway Mile Zero, Marketplace at Lakeside, and the reconstruction of Shoreline Drive, the plan will envision the economic potential and urban design to Downtown beyond 2020.

Tell us what you think! Share with your friends and family. Your input will help shape the vision, goals of focus, and recommendations in the plan.

Hold your camera over the "scan me" code or visit the bit.ly link below to take the survey. The survey is open through July 31.

[BIT.LY/DTS_MP](https://bit.ly/DTS_MP)

DOWNTOWN
— MASTER PLAN —



WHAT WE HEARD

Community Survey

The Downtown Master Plan online community survey focused on gathering targeted feedback and ideas from the community regarding downtown's next steps. With all the public and private accomplishments since the *Bicentennial Vision Plan*—including the Sandusky Bay Pathway extension and Mile Marker Zero, Shoreline Drive, Jackson Street Pier, the Resort School by Cedar Point and Bowling Green State University, the Marketplace at Cooke, new restaurants and residential, and more—this survey built on that work to ask the community: “What’s next?”

The survey questions and respondent summary are listed in the corresponding graphic. Respondents were a balanced mix of Sandusky residents and those who live close to downtown and work downtown. Also, the responses represented a broad age range of residents. However, 90% of respondents identified as white. This is a much larger proportion than in the city – which is estimated by the 2019 American Community Survey to be 67.3% white, 23.9% Black or African American alone and more than 5% other or more than one race, with 7.2% also identifying as Hispanic or Latino. To ensure the plan is representative of Sandusky's diverse community, continued engagement with Black and Brown residents should be a focus for next steps. Targeted outreach and one-on-one conversations are recommended throughout plan implementation to shape each project to represent the full Sandusky community.

“It’s one of the most beautiful downtowns in the country. The draw is the beauty nature gave it: the lake, the countryside, the history.”

798

Total Responses

We asked...

- » What are you most excited about?
- » What is missing downtown?
- » What are downtown's greatest opportunities?
- » How do you get to, and move around, downtown?
- » What would make Columbus Avenue downtown's most vibrant street?
- » Do you feel like downtown is clean, safe, and there is plenty to do?
- » How can downtown be a great place for residents and tourists?
- » How can marketing or communications attract you, your friends and family, tourists and visitors to visit downtown more often?

75% Live in Sandusky

40% Live within a 10-minute walk of downtown

24% Work in Sandusky

13% Own a business in Sandusky

37% Age 20-40

37% Age 40-60

60% Female

90% White

2% Black or African American

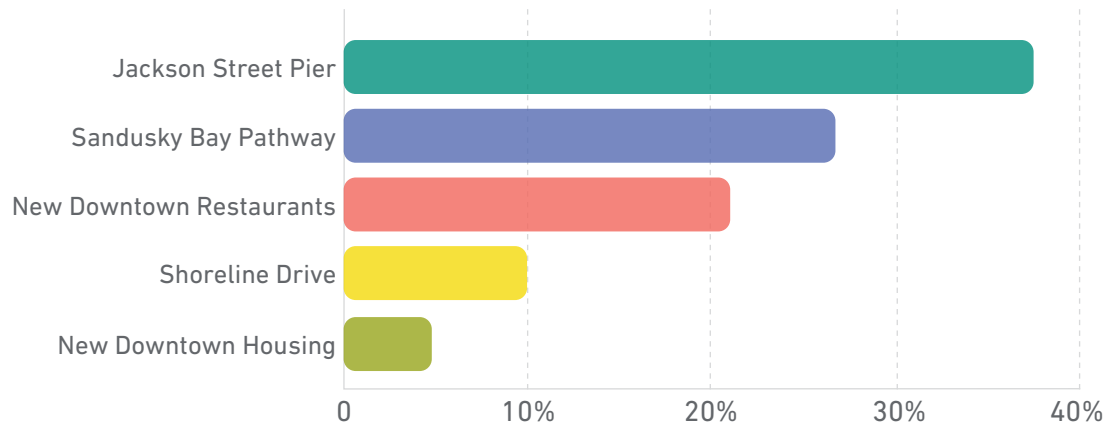
2% Multiple races

1% Hispanic, Latino, or Spanish

4% Other race or did not identify

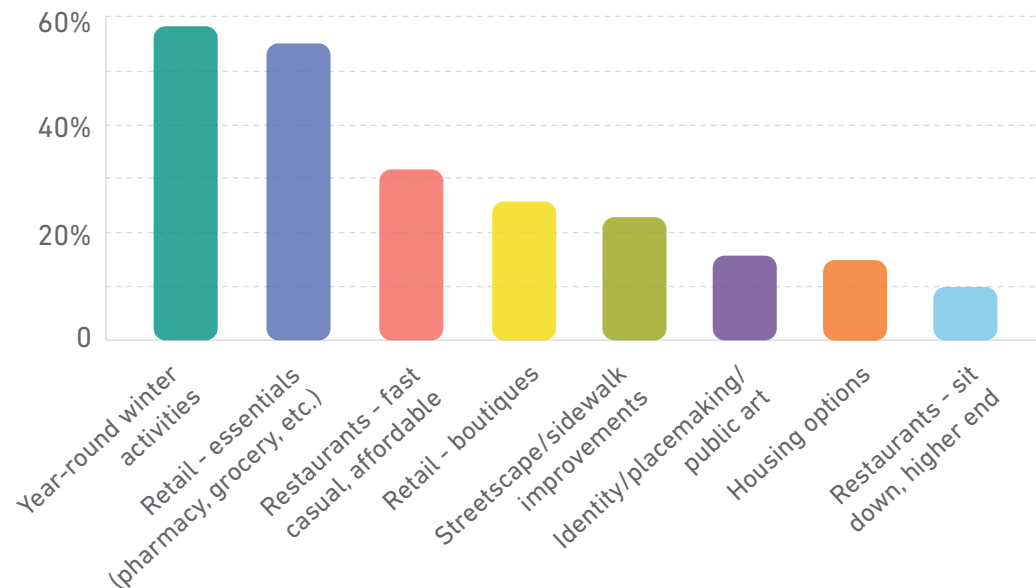
Which new project opening are you most excited about?

Survey respondents marked Jackson Street Pier as the project opening they were most excited about. The Pier opening occurred about one month before the survey time frame.



What is missing downtown?

Essential retail and year-round/winter activities were the top items from this list. The question asked respondents to select up to three answers.



What are two specific ideas for things that are missing downtown?

Themes from the community ideas for what is missing downtown are:

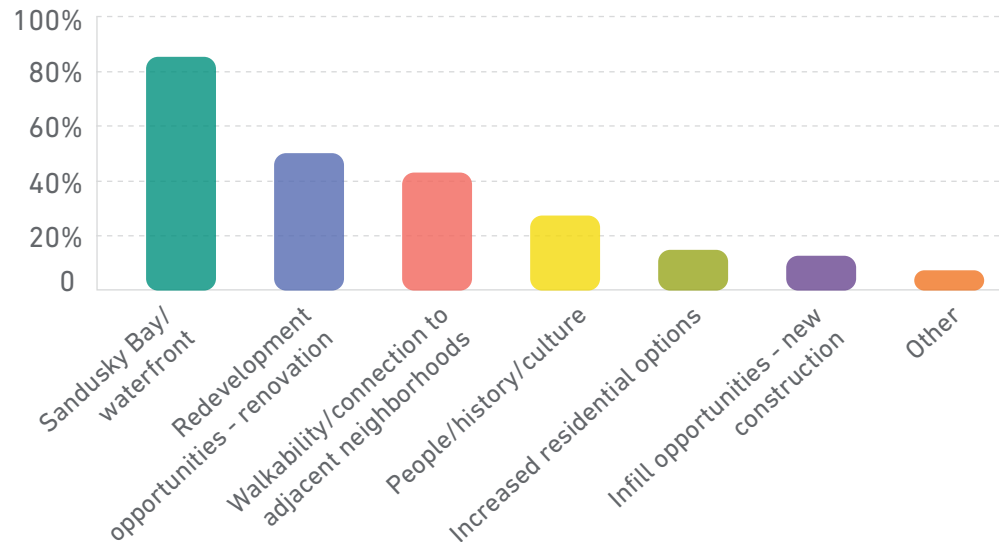
- » **Retail variety:** Grocery store / drug store / convenience store; specialty retail / boutique retail, "Sandusky" souvenir retail, brand name retail
- » **Public beach** / swimming pool / splash pad
- » More **access to the waterfront**, waterfront dining, rooftop patios / event spaces
- » **Restaurants:** outdoor dining, restaurant patios, food trucks, ice cream, bakery, coffee shops, restaurant variety, brewery/distillery, fast casual
- » **Pedestrian amenities:** trees, shade, greenery/flowers, seating, wider sidewalks, sidewalk improvements, public restrooms
- » **Hotel:** name brand, boutique, signature,
- » **Parking:** new garage, improve existing garage, dedicated resident parking, parallel parking instead of angled, parking for ferry users farther away
- » **More housing:** affordable, high end, middle end, young professional, retail and housing in 2nd and 3rd floors of buildings
- » **Arts & Culture:** cultural diversity, Black-owned businesses, inclusion, public art, murals, art museum, events/festivals, live music, outdoor games
- » **Winter activities:** winterfest, ice skating, heat lamps, table top fire places

IDEAS FOR SANDUSKY

Community Survey

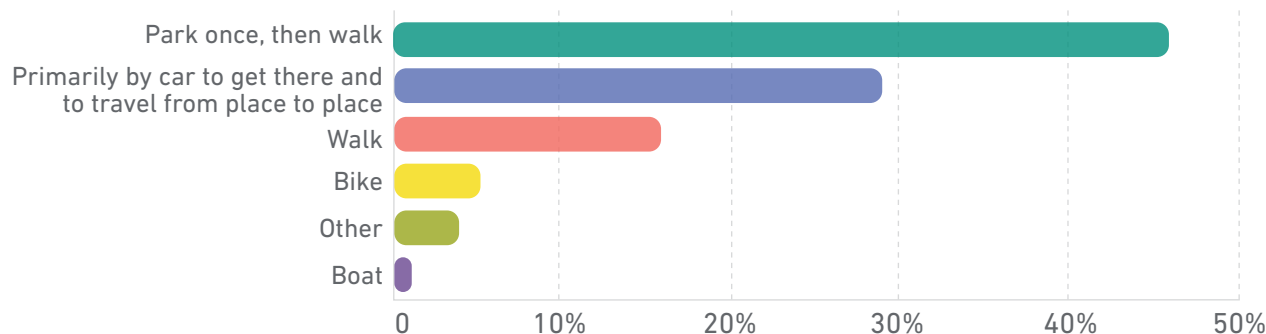
What are downtown's greatest opportunities?

Sandusky Bay was by far the most popular selection, with 85 percent of respondents identifying the waterfront as downtown's greatest opportunity. Redevelopment opportunities and walkability were the next most supported ideas, with 40-50 percent of respondents selecting them as great opportunities. People, history, and culture was also identified as important. The question asked respondents to select up to three answers.



How do you get to, and move around, downtown?

45 percent of respondents park once when they go downtown, then walk to various destinations and 15 percent walk there without a vehicle. These findings correlate with the importance of walkability as shown in the "Downtown Opportunities" question and suggests downtown is functioning as a walkable area for the majority of residents and visitors who go there today.



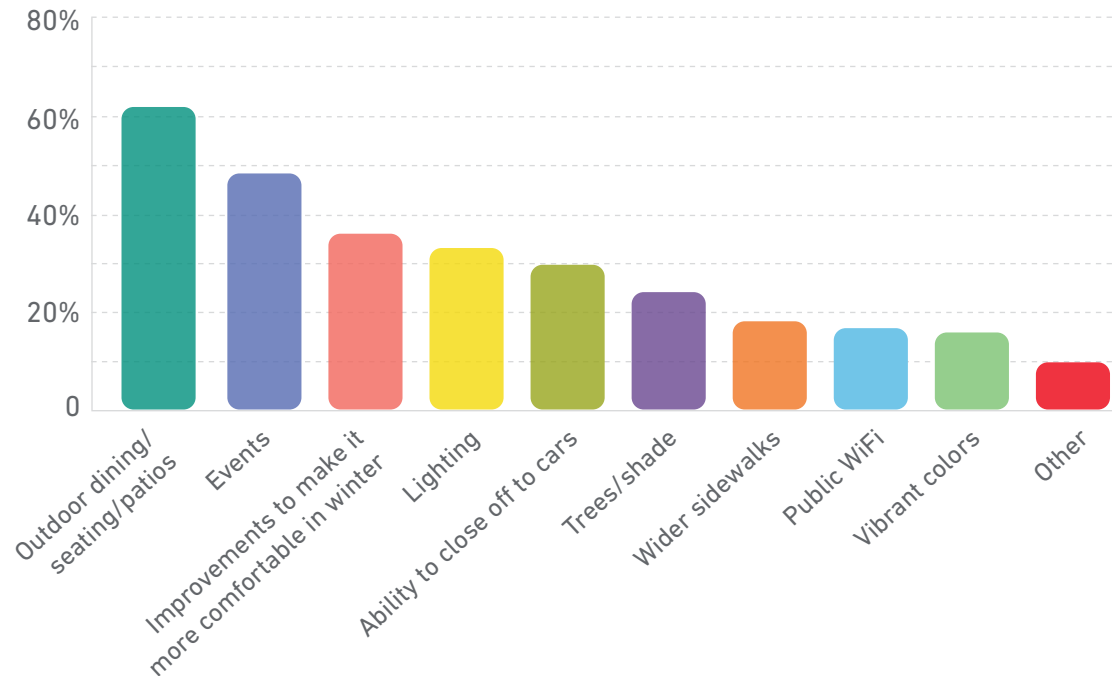
What are two specific ideas for things that are missing downtown?

Themes from the community ideas for downtown's greatest opportunities are:

- » **Waterfront:** increase access, more dining, public beach, Battery Park, ferry service, more piers/boardwalk, transient boater access, events, porches, rooftops, seating
- » **Development:** filling empty storefronts, building renovation/preservation, anchor employment, small businesses, hotel, upper floors, more retail and restaurants
- » **Public space:** amphitheater parks, green space, streetscape/sidewalk improvements, Sandusky Bay Pathway, bike lanes, linking everything together, Designated Outdoor Refreshment Area, pedestrian-only areas
- » **Year-round recreation:** indoor playground or recreation center, trampoline park, go-carts, mini golf, theater, live music, arts and crafts, pickleball
- » **Events/festivals:** Sidewalk Chalk, Car Shows, Dancing in the Streets, Juneteenth Celebration, family/kids events
- » **Improvements and connections to surrounding neighborhoods:** streets, sidewalks, crossings, Sandusky Bay Pathway, bike lanes, linking everything together
- » **Housing:** affordable, condos, high rise, waterfront, renovation

What would make Columbus Avenue downtown's most vibrant street?

Outdoor dining / seating / patios received the greatest response to this question, selected by more than 60% of survey respondents. Nearly 50 percent of responses emphasized the importance of events. The ability to close the street off to cars, lighting, and improvements to make it more comfortable in the winter were selected by around 30 percent of folks who answered this question. The question asked respondents to select up to three answers.



What are two specific ideas for things that are missing downtown?

Themes from the community ideas for making Columbus Avenue downtown's most vibrant street are:

- » **Lighting:** current lighting is too dim, add string lights over the street, lights like Short North in Columbus, colorful lights, more lights in general
- » Make it more **pedestrian friendly:** wider sidewalks, greenery/flowers, trees, seating, Public WiFi, DORA
- » **Art:** color, murals, local art, custom designed streetscape amenities
- » **Outdoor dining:** patios, food trucks, outdoor vendors/carts
- » Live music / **festivals / events,** farmers market
- » **Shade** in summer and **heat lamps** in winter
- » **Parking:** make it parallel, add more, make garage nicer, take it away and add seating / wider sidewalks, more parking for handicapped
- » **Close down street:** permanently, seasonally, on weekends, in evenings, for events
- » **Paving:** repave, replace sidewalks, make the road brick or special paving

COMMUNITY CONSENSUS

Top Themes

What we heard from the 798 responses to the community survey, conversations with the Steering Committee, and series of stakeholder interviews consistently flowed into these top themes:



Downtown Sandusky is on the right track. The community is **excited about new, recent, and upcoming improvements**—including Jackson Street Pier, Sandusky Bay Pathway, Shoreline Drive, BGSU/ Cedar Fair partnership, Marketplace at Cooke, restaurants, retail, and more. Comments emphasized how important the city's investment is, and has been, for catalyzing private ventures.



The water is downtown's greatest asset. Respondents want more focus on the waterfront. From direct access to Sandusky Bay with amenities such as a public beach, piers, overlooks and boardwalks, to restaurant and event spaces with patios, balconies, and rooftops, to boating, water taxi, and ferry services, to themed events and souvenir shops—**people want downtown to interact with the water.**



Activities and Events, year-round, are paramount. In the survey results, activities or events were **mentioned 545 times**. These include arts and culture events, family events, festivals and themed special events, live music, farmers markets, year-round activities.



The pedestrian experience is key. People love downtown because it is walkable. Improvements should **maintain and enhance the pedestrian experience**, including seating, shade, dining, lighting, safe crossings, and connections to surrounding neighborhoods.



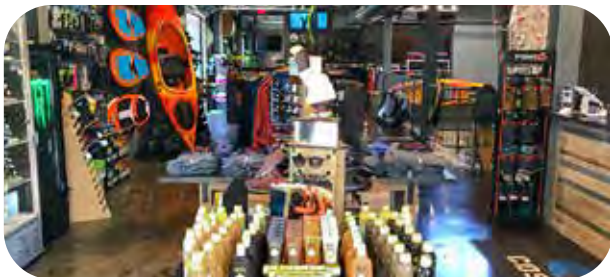
Columbus Avenue should ignite all the senses. The community has big ideas for Columbus Avenue. Specific improvement ideas include **wider sidewalks, lighting, public art, heat in winter, shade in summer, special paving, outdoor dining and seating.** Columbus Avenue should work 24/7/365 for pedestrians and businesses, with the ability to be closed down for festivals and events.



Broader retail options could better serve residents and visitors. Many comments discussed the desire for **essential retail** including clothing, pharmacy, and grocery. Ideas for more **shops and restaurants** included boutique, local businesses, art gallery, souvenirs, food trucks, coffee shops, and ice cream.



Downtown needs more places to stay and more places to live. Respondents called for **more options to live and visit downtown.** Today, hotel options are limited, and more rooms are needed to attract visitors. New residential ideas included townhomes, high rises, apartments and condos.



Amenities that are great for residents are great for tourists, too. While there is room for some souvenir and vacation-based shopping, the community emphasizes that the things that make Sandusky appealing for residents will attract and entertain tourists, too. Top mentions include **connections to the water, events and activities, and variety of restaurants and retail.**

DIRECTION FOR THE PLAN

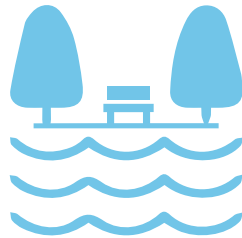
Guiding Principles

These six guiding principles were developed to connect the top themes from the public engagement and create a foundation for developing the concepts and recommendations in the plan.

The Downtown Sandusky Master Plan will:



» **Connect downtown's assets** with a cohesive, walkable street network full of creature comforts



» Increase **connections to the water** with public access and views



» Grow downtown as a neighborhood with more **residential options**



- » Establish downtown as a **year-round destination** with things to do every season



- » **Increase the number of visitors** to downtown and **increase how long they stay**



- » Foster the success of **downtown retail** with public realm investments and a vision for new and infill development

3 MARKET POTENTIAL

Summary

DOWNTOWN'S MARKET POTENTIAL

Summary

An analysis and summary of previous market studies was conducted in the context of 2020 to help ensure the concepts and recommendations in the plan were feasible in the marketplace. The studies included:

- » *Sandusky Site Retail Analysis (2019)*
- » *East Bay Downtown Market Analytics & Recommendations (2017)*
- » *Housing Needs Assessment (2017)*
- » *Hotel Conference Center Market Study (2017)*
- » Incentives analysis (performed as part of this plan)



Sources: *Sandusky Site Retail Analysis, Downtown-East Bay Market Analytics*

SUMMARY OF DOWNTOWN'S MARKET POTENTIAL

Local and tourism demand supports mixed-use developments downtown.

Retail

- » **Downtown:** Recent and future developments focus on **F&B, specialty stores, and experiential retail** in downtown corridor.
- » **Customers:** Locals continue to support new retail downtown, while tourists may help expand opportunities.
- » **East Bay:** **Long-term opportunity** could support waterfront-focused entertainment options.

Tourism

- » **Tourism:** Hotels citywide are geared to **high summer demand** by visitors to Cedar Point, Kalahari, Sports Force, etc.
- » **Recent activity:** Successful opening of Holiday Inn near downtown suggests development potential.
- » **Opportunity:** Market may support a new **100-150 bed hotel at the upper-midscale range.**

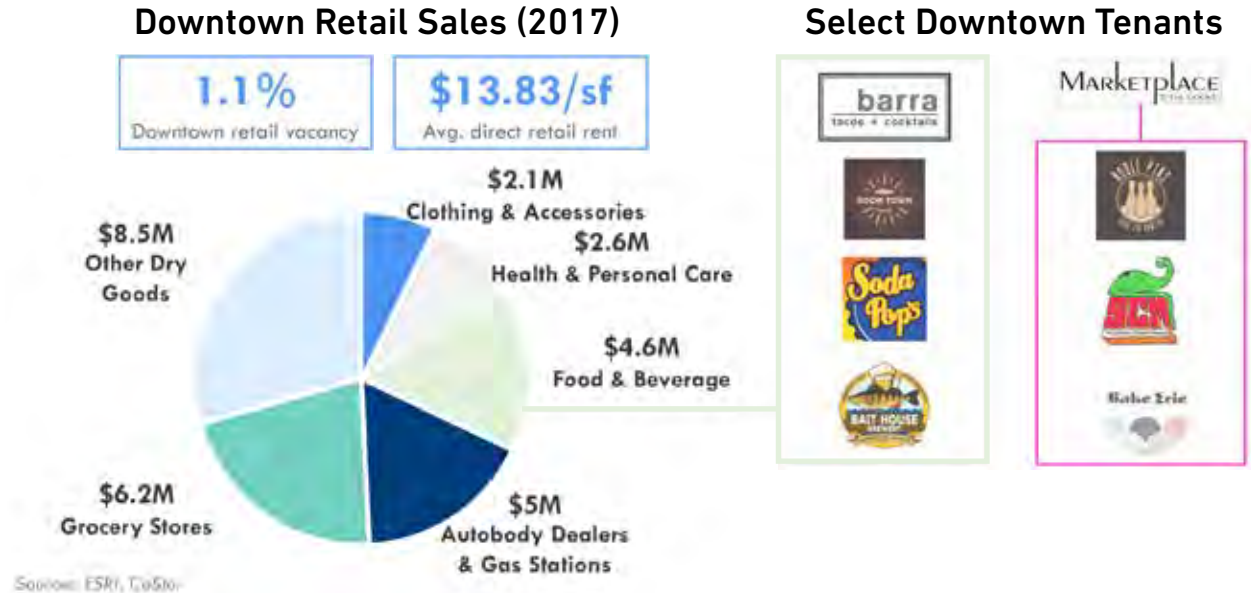
Residential

- » **Existing market:** Downtown rentals achieve **\$1.00 - \$1.50/sf rents with high occupancy.**
- » **Recent activity:** Downtown has attracted dozens of new and rehabilitated units, both rentals and condos.
- » **Opportunity:** Demand may support up to **250 new market-rate rentals and 200 new affordable units.**

DEMAND IS INCREASING FOR EXPERIENTIAL RETAIL DOWNTOWN

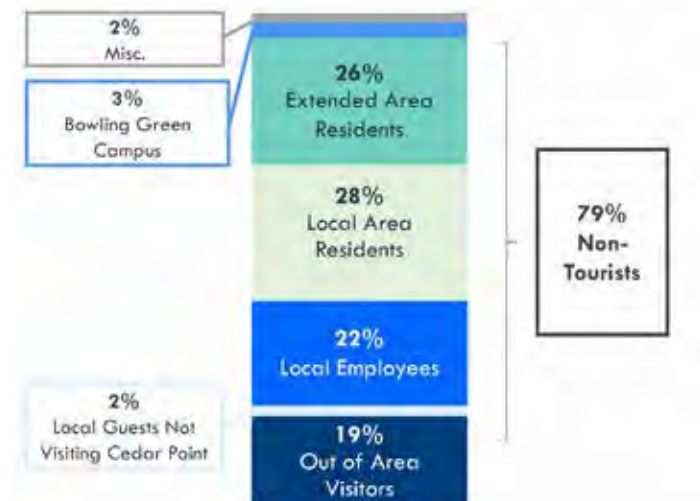
Retail Market Summary Takeaways

The retail market summary notes recent and proposed retail redevelopment in downtown. Recent and planned retail capitalizes on mixed use redevelopments and increasing demand for experiential retail downtown.



Projected Customers: Food Hall Concept at Kreimes Grocery Site (see map)

New development primarily responds to local and regional demand, complemented by—but not exclusively dependent on—tourism.



Recent and planned retail capitalizes on mixed use redevelopments and increasing demand for experiential retail downtown.



CAPTURING MORE VISITOR SPENDING COULD BE TRANSFORMATIONAL

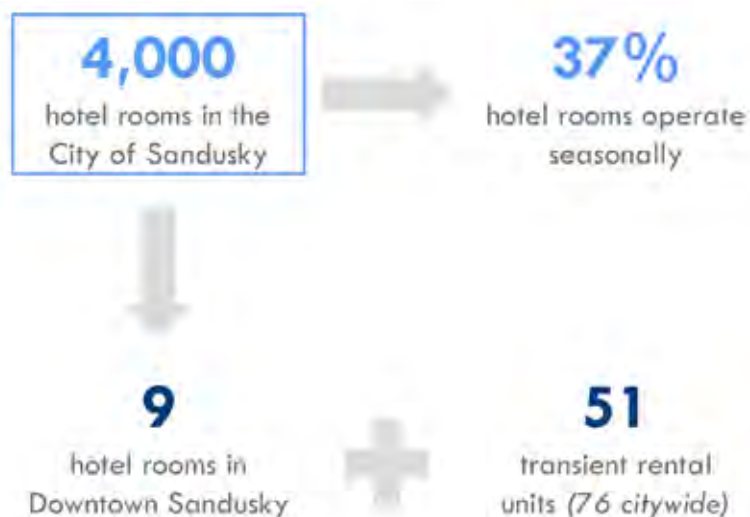
Tourism Market Summary Takeaways

Visitors to the region spend \$1.9B annually. Of those 10 million annual visitors, 3.5 million visit Cedar Point. However, only an estimated 1% of tourist spending occurs in Downtown Sandusky. Capturing even a slight amount of that annual visitor spending could be transformational downtown. While the economy supports 4,000 hotel rooms in the city of Sandusky, downtown has only nine rooms. The hotel market analysis suggested a 100-150 hotel room demand for downtown as of 2017. Additionally, hotel occupancy rate is 50 percent or higher for six months of the year from May through October. Adding hotel rooms Downtown could bring that visitor spending to local businesses and add customers year-round.



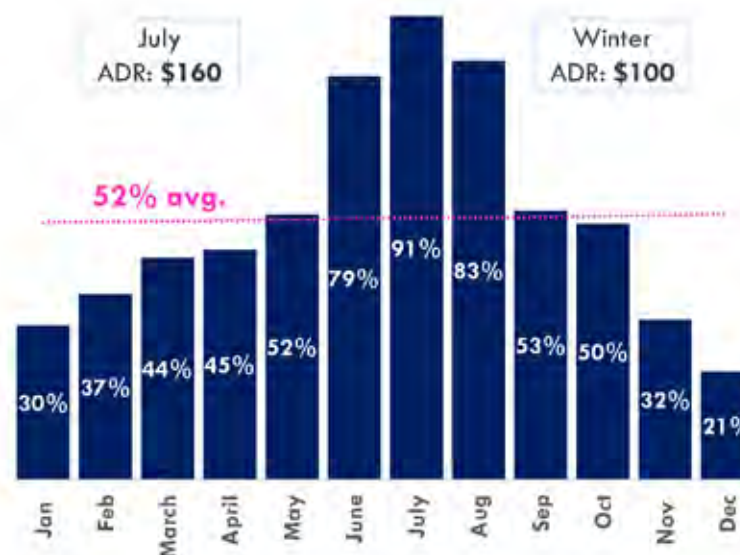
Sources: East Bay-Downtown Market Analytics; conversations with City staff.

Sandusky's highly seasonal hotel market responds to demand for outdoor attractions such as Cedar Point.



Source: Hotel Conference Center Market Study, conversations with City staff

2016 Hotel Occupancy by Month



Hotel Market Activity

Trends suggest the Downtown market can support a 125-room mid-scale hotel.



Hotel Kilbourne

- \$2M renovation in 2016 of vacant building into a boutique hotel
- 9 rooms
- Only hotel within Downtown Sandusky



Holiday Inn Express

- Phase I: built in 2016 for \$7M, included 66 rooms
- Phase II: \$6M construction of an additional 66 rooms

Hotel Market Forecasts

Holiday Inn opening did not produce adverse effects on market occupancy rates

5%
RevPAR annual growth rate in City

Demand for local amenities & Sports Force Parks

100-150 est. hotel room demand

Source: Hotel Conference Center Market Study (HVS), 2017.

PEOPLE WANT TO LIVE DOWNTOWN

Residential Market Summary Takeaways

Downtown, market rate housing is 97 percent occupied. This suggests pent up demand, which was estimated as demand for 190 – 250 units in a 2017 housing study. The demand has catalyzed new development and rehabilitations in downtown including the Columbus Avenue Lofts, Water Street Townhomes, and Falcon Lofts. New projects are a mixture of market-rate rental and for-sale housing.

Given the continued demand, stakeholders remain optimistic on opportunities for residential development downtown. The rehabilitation of upper floors in historic buildings likely offers a promising option to create housing in the short term, as exemplified by several recent projects. All residential development likely requires some form of public support, whether through direct funding or TIF programs.

High occupancy for market-rate rentals has encouraged new developments and rehabilitations downtown.

Rental Market Background



Sources: Housing Needs Assessment (Y3, 2017), CoStar, conversations with City staff.

Rental Market Activity

COMPLETED



- Historical building rehab
- **18** rental units completed 2019
- Est. asking rent: **\$1.50/SF, top of market**

UNDER CONSTRUCTION



- New development, under construction
- **80** units targeting future BGSU students
- Projected asking rent: **\$1.50/SF**

Recent developments have captured demand for for-sale housing downtown at upper price points.

For-Sale Market Background



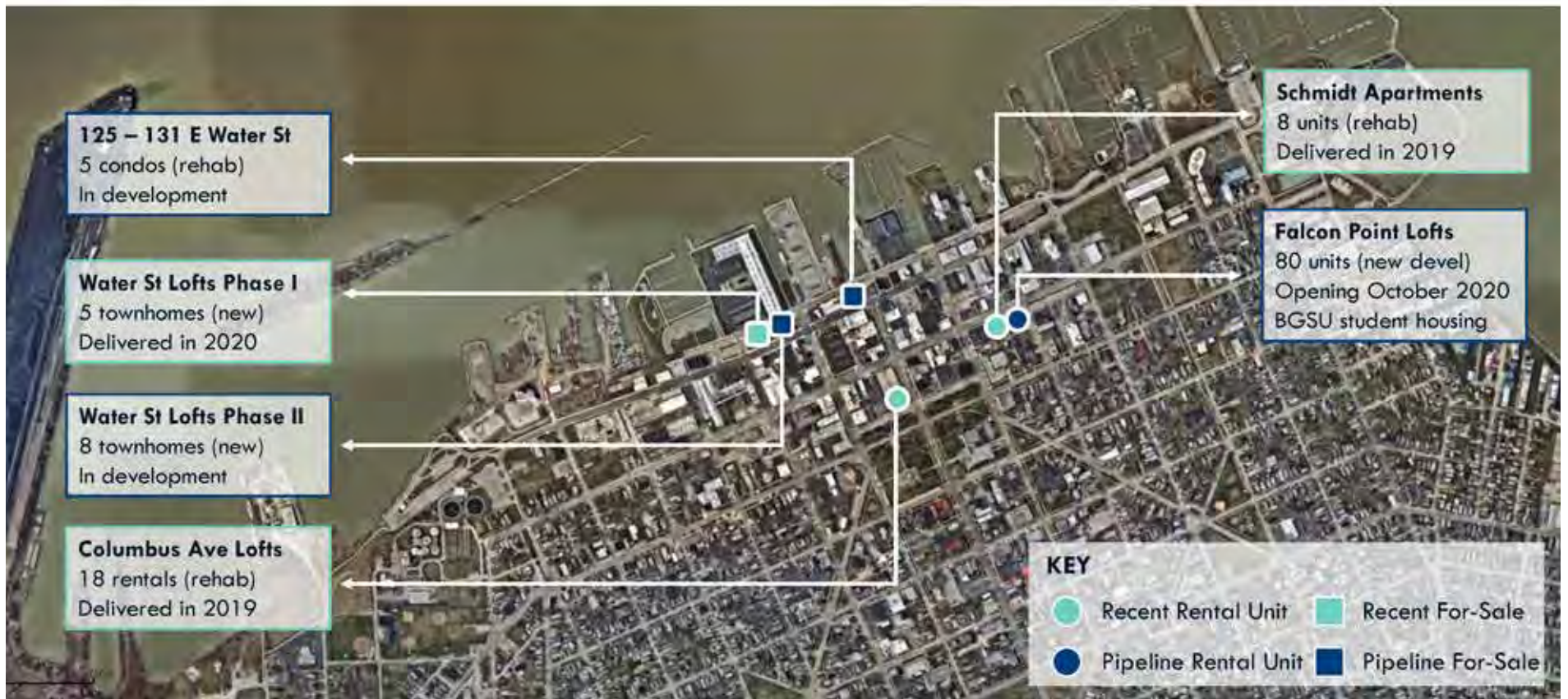
*Estimated using the Downpayment Assistance Program results.
Sources: Housing Needs Assessment, conversations with City staff.

For-Sale Market Activity



- New townhomes
- Phase I units are selling for \$300K - \$330K, or **\$150 - \$200 PSF**
- Phase II expects price increase of **\$30,000/unit**

Recent and planned residential mixed-use developments will continue to activate downtown with residents and business.



THE CITY SPEAKS THE LANGUAGE OF DEVELOPMENT

Market Incentives Takeaways

The City has taken proactive measure to incentivize development and downtown revitalization through several creative funding mechanisms. These include a combination of local and State programs and are used to support projects of all sizes. Development grant recipients include large projects such as the Falcon Lofts (Resort School built in partnership by Bowling Green State University and Cedar Fair). Small business grant recipients include Barra Tacos and Daly's Pub.

Incentives programs help balance the cost of construction versus lower rent in the City (as compared to larger cities like Cleveland). Ongoing incentives are promoting more housing options downtown and helping to fill the market demand for living in walkable neighborhoods as well as promoting business growth which creates jobs and supports local entrepreneurs. City Economic Development and Housing Grants provide annual \$900,000 in grant funding for redevelopment, signage, building facades, and small business assistance. The Community Redevelopment Area program by the State of Ohio supports a 10-year property tax abatement period for residential projects and some commercial projects.

Both city and state incentives programs support downtown developments. These programs help projects to become financially feasible for development.



Downtown Sandusky is located within a federal Opportunity Zone. This designation allows investors to defer and/or abate capital gains taxes on qualified investments in local businesses and real estate developments. By improving the returns on these investments, the Opportunity Zone program potentially increases the supply of available capital and range of market-feasible projects in downtown Sandusky.

While city programs have enabled many developments to date, future large scale projects may require new funding sources, such as a Section 41 TIF.

Recent Grant Recipients

SUBSTANTIAL DEVELOPMENT GRANT RECIPIENTS

BGSU/Cedar Fair \$1.0M	Cardinal Grocery \$150K
Water St. Lofts \$75K	125-131 E Water St. \$193K
CHESAPEAKE TIF RECIPIENTS	
Feick Building \$1.3M	Marketplace at Cooke \$150K
	Columbus Ave Lofts \$450K

SMALL BUSINESS + SIGNAGE GRANT RECIPIENTS

Barra Tacos \$20K	Daly's Pub \$35K
Tim Dorsey Fitness \$35K	Vita Urbana \$21K

The Chesapeake TIF has been fully committed to fund public works. Future private development will require a Section 41 TIF or other financing vehicle.

TIF programs, such as Section 40 and Section 41, capture the incremental increases in property taxes from parcels within defined TIF districts to fund infrastructure and investments. While Section 40 TIFs can only fund public infrastructure like roads and parks, Section 41 TIFs are able to support eligible private developments directly.



4 ANALYSIS

Existing Conditions

A HISTORY AND FUTURE OF OPPORTUNITY

Downtown Sandusky

Heritage

Downtown Sandusky is located on the traditional lands of the Native American Erie tribe, who are the namesake of Lake Erie and Erie County. The city is named for the Wyandot word meaning “at the cold water” highlighting Sandusky’s integral connection to the water.

The Kilbourne Plat

Downtown’s unique street pattern, a masonic grid, is known as the “Kilbourne Plat” after its designer Hector Kilbourne. Sandusky is one of two cities in the U.S. with a masonic grid design—the other being Washington D.C. The street grid frames downtown with diagonal streets (Central and Huron Avenues) leading to Washington Park and the County Courthouse. Washington Park is the gateway to the civic and retail core of the city—where you can look down Columbus Avenue for an iconic view of Sandusky Bay.

Opportunity Zone

Downtown Sandusky is also defined by the Opportunity Zone boundary as shown here. The zone is roughly bound by Monroe Street along the south edge, Camp and Shelby Streets along the west, and Sandusky Bay on the east and north.

The Opportunity Zone is a federal tax incentive program intended to foster revitalization in communities. It allows investors to defer capital gains taxes by placing funds into real estate within an Opportunity Zone. If the investment is retained for 10 years, the capital gains taxes from the original investment are waived. For more information of how to take advantage of these programs, reach out to city staff and also see this “Frequently Asked Questions” resource from the IRS: <https://www.irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions>.

A Working Waterfront

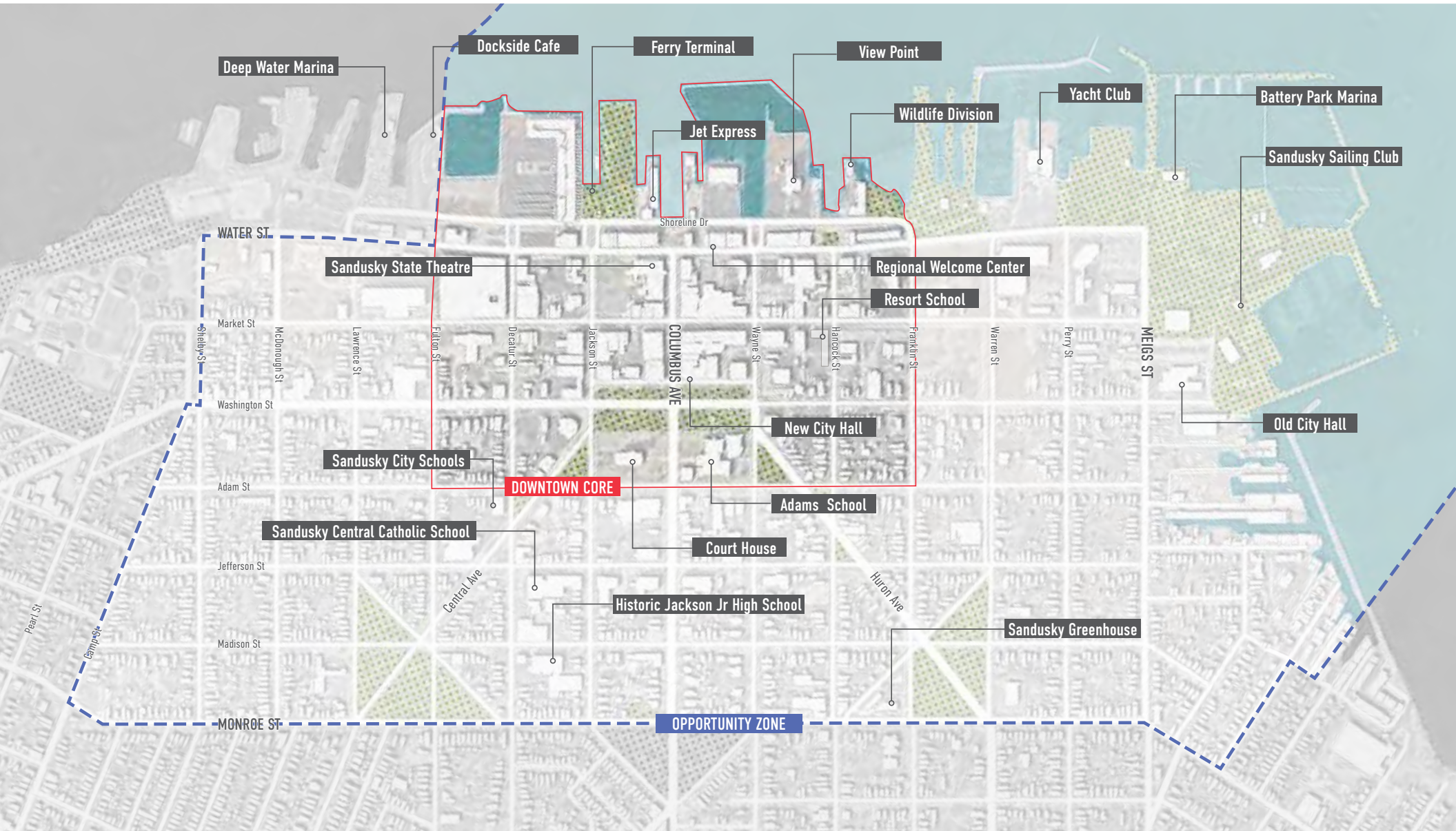
Downtown has been a working neighborhood and port location for its 200-year history, and a tourist destination for local and international tourists since the 1870 opening of Cedar Point. Over the past few decades, industry has declined in the city, and nationwide, while regional economic development has shifted focus to experiential retail and tourism. Lake Erie Shores & Islands has established a strong tourism strategy that includes Downtown Sandusky and Lake Erie destinations including Put-in-Bay, Kelleys Island, Cedar Point, the Marblehead Peninsula, and more. With growing

demand for downtown living, walkability, and amenities such as Sandusky Bay, Downtown Sandusky continues to see new investment and interest for residential, retail, food and beverage, and hospitality options. With continued revitalization and attraction of office employers, Downtown can become an employment hub for Erie County. Further, a partnership between Cedar Point and Bowling Green State University offering a new Resort and Hospitality Management program has made downtown a destination for education.

Downtown Core

Retail and restaurants benefit by clustering together in locations with the highest amount of foot traffic. Further, civic activities and events thrive in walkable retail clusters. For these reasons, a Downtown Core was loosely defined to frame many of the recommendations for this plan. This area is the center of city government, the hub of local restaurants and retail experiences, the location for large-scale community events, and a launching point for Sandusky Bay outdoor recreation.

DOWNTOWN SANDUSKY



SANDUSKY BAY FRAMES THE CITY

The Waterfront

Access to Sandusky Bay is one of the top priorities of the community. This includes a desire for more views of the water—via balconies, rooftops, patios and outdoor seating—as well as ways to get close to and interact with the water. The new Mile Marker Zero improvements at Shoreline Drive offer easier access to sit at the water's edge and look out onto the bay. This has been an extremely popular destination for residents and visitors since the opening of the Sandusky Bay Pathway and Shoreline Drive improvements in the spring of 2020. However, many barriers exist to connecting to the waterfront. Today, several of the publicly accessible places along the water, shown in green in the diagram, are not obvious places that are open to the public. One example is Meigs Street Pier, adjacent to Battery Park Marina. While the pier is publicly accessible, it is easy to mistake it for an access point for marina guests only. Another example is Washington Street Pier south of the Sandusky Sailing Club. This location feels hidden behind the Old City Hall and is not noticeable as a place to walk along the water until you get close to it on foot or via the parking lot by the Sandusky Skate Park.

The private realm also disconnects residents and visitors from the water. Many places directly connected to Sandusky Bay, especially in the Downtown Core, are privately accessible only, such as the Murray & Murray Law Offices and Viewpoint residential tower. Other sites have redeveloped and added public access to the waterfront and views, such as Chesapeake Lofts with its public walkway around the building.

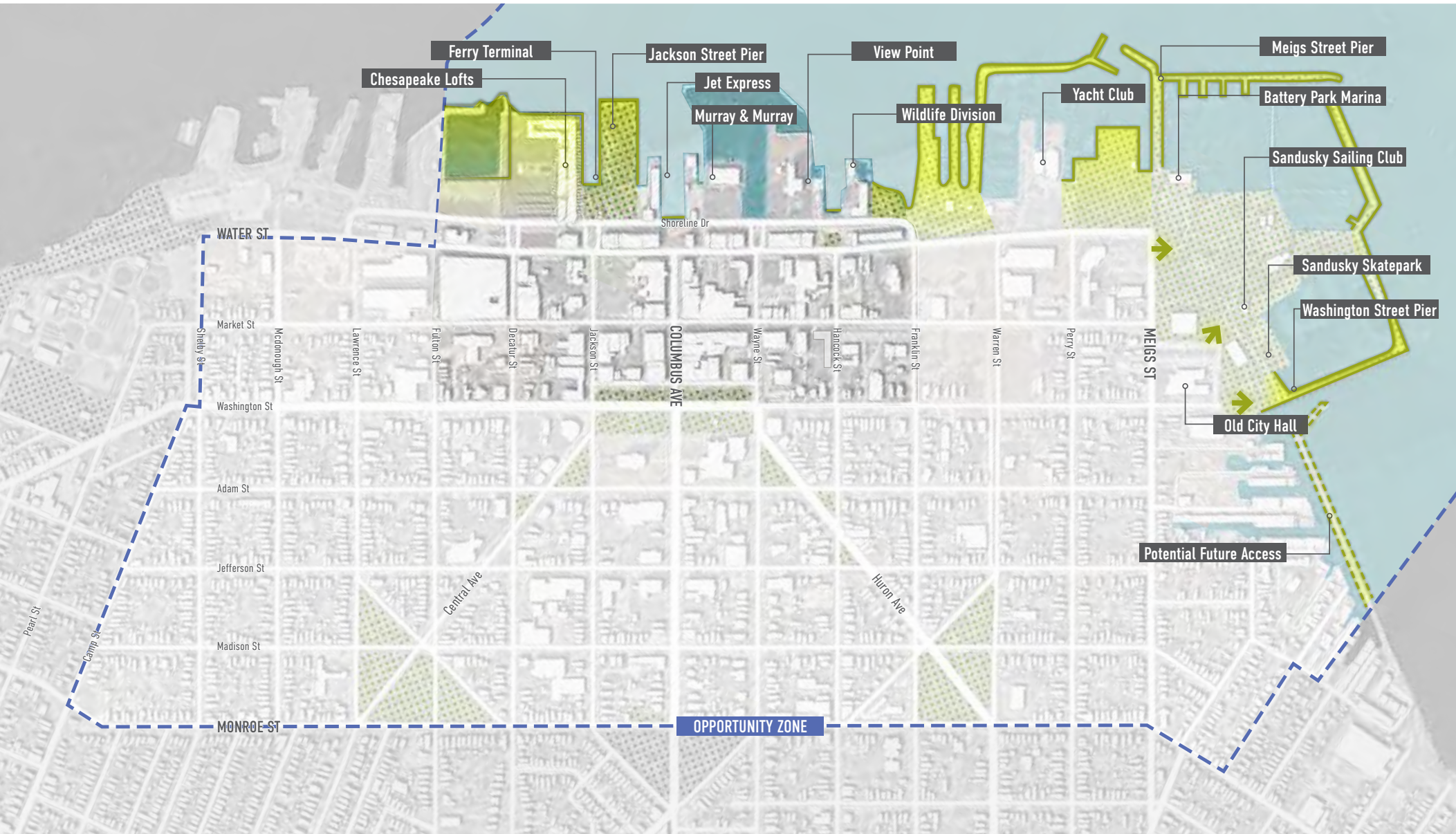


Jackson Street Pier



Dockside Cafe

PUBLIC ACCESS



A WALKABLE, HISTORIC, SMALL-CITY DOWNTOWN

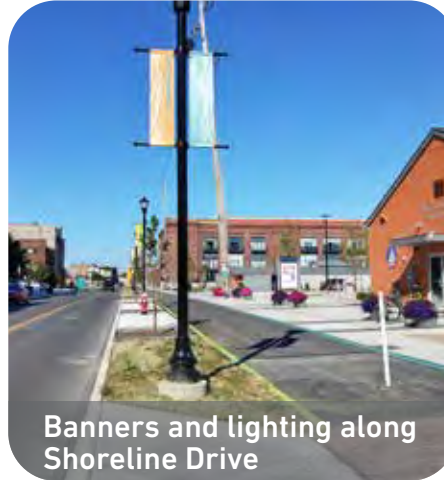
Built Environment

The building frontage analysis examines the relationship between buildings and the street. The pedestrian experience of walking through a historic downtown (or new areas built with urban design principles that mimic historic downtowns) is a large part of what makes these places attract people and businesses. This analysis shows that most buildings and the urban environment positively contribute to the walkable experience of Downtown Sandusky.

Places marked green, as “contributing frontage,” have a positive relationship with the sidewalk and street. Contributing factors include buildings that are close to the sidewalk edge with little or no setback or landscaped areas along the sidewalk. This condition creates an inviting built environment that helps to frame the street and provides storefronts and active first floor uses that engage pedestrians and encourage walkability.

Places marked red, as “non-contributing frontage,” have a negative or neutral relationship with the sidewalk and street. These sites have large setbacks or surface parking lots that break the rhythm and scale of the street. This creates a less inviting built environment for pedestrians and marks areas that might be suited for new development or redevelopment.

Some areas of contributing and non-contributing building frontage can be balanced by pedestrian improvements. Good examples of this are two areas along Shoreline Drive near the View Point residential tower. Here, Sandusky Bay Pathway improvements create a contributing pedestrian environment despite the lack of buildings close to the street.



Banners and lighting along Shoreline Drive

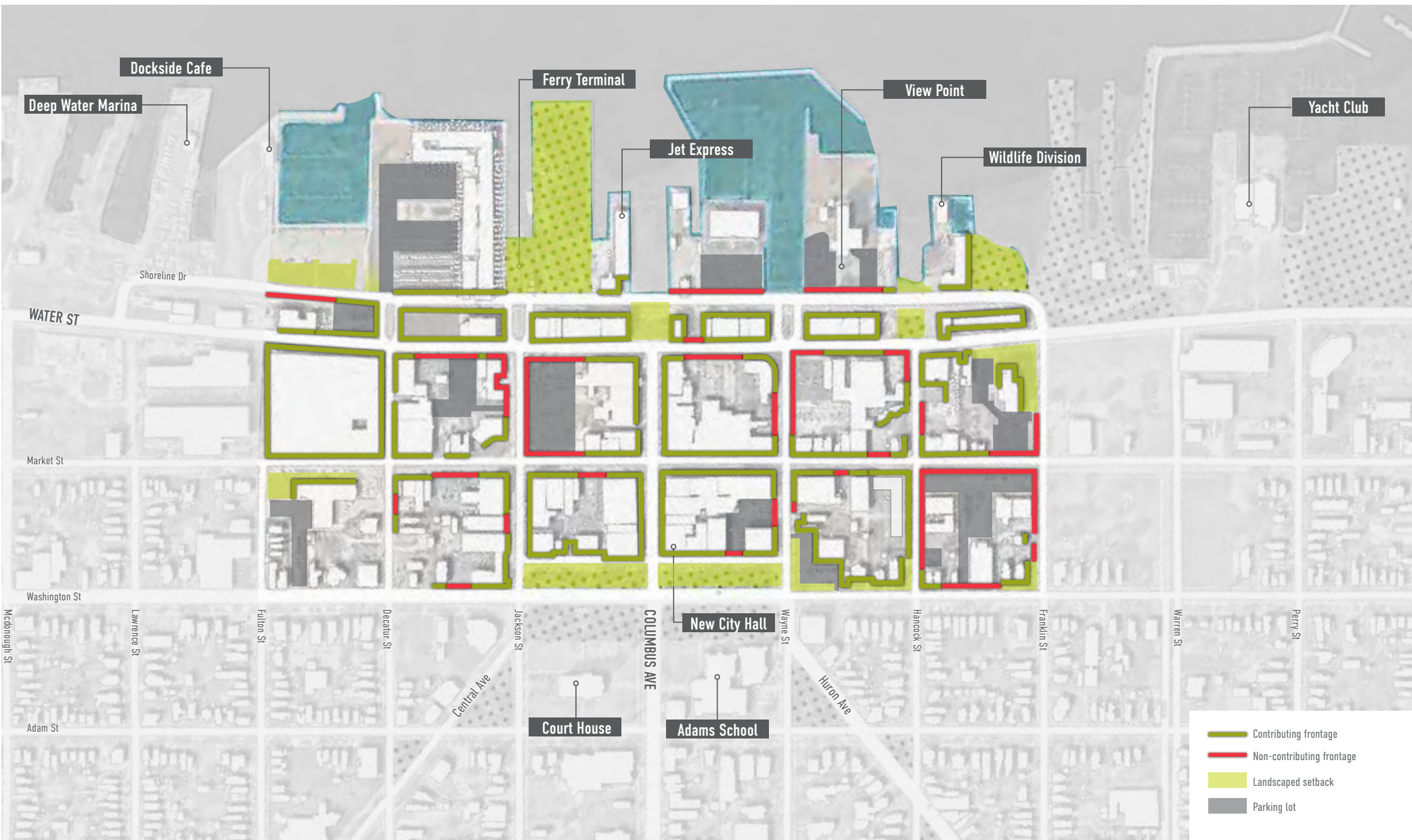


Pedestrians, outdoor dining, seating, and street trees compete for space on Columbus Avenue sidewalks



Water Street historic architecture

BUILDING FRONTAGE



ABUNDANT + UNDERUTILIZED PARKING

Opportunities for Parking

Business owners and residents are concerned that parking constraints will be problematic as downtown revitalizes. Data shows there is an abundance of parking downtown, but time limits are not enforced and it is not always intuitive where to park if a spot is not available right next to a destination.

The city has conducted two parking studies, a *2014 Downtown Sandusky Parking Supply/Demand Study and Parking Management Plan* and a nine-month parking data collection in 2016 and 2017.

During parking data collection in 2016/2017 the locations of highest use were Water Street between Jackson Street and Columbus Avenue, the Columbus Avenue core and Market Street between Columbus Avenue and Wayne Street. No parking lot or parking structure was utilized to maximum capacity outside of the parking lot on Water Street behind Daly's Pub, and the Jackson Street Parking Lot on a few Saturdays during the summer. The downtown parking garage never reached over 50% capacity any of the 52 times data was collected.

Given this information, and understanding development is likely to continue downtown, downtown Sandusky's current parking supply is more than adequate to continue to offer convenient parking over the next several years.

The corresponding map shows Downtown Sandusky parking locations available for free 24-hour, 48-hour, and long-term parking. These resources are in addition to ample on street parking throughout downtown.

Several actions are already planned or are ongoing to help ensure parking downtown is intuitive to find and available. These include:

- » Increase marketing, signage, and highlighting off-street parking areas to be sure that visitors and those looking to park downtown longer than two hours aren't parking on street.
- » Designate a location for paid long-term spaces that will replace the designated long-term spaces that were located on Jackson Street Pier.
- » Begin enforcing on-street parking time limits, at first through warnings, in targeted areas to be sure there is the proper amount of turnover. (Ex: 2 hour 9 am – 5 pm).



DOWNTOWN PARKING: 24-HOUR, 48-HOUR AND LONG TERM

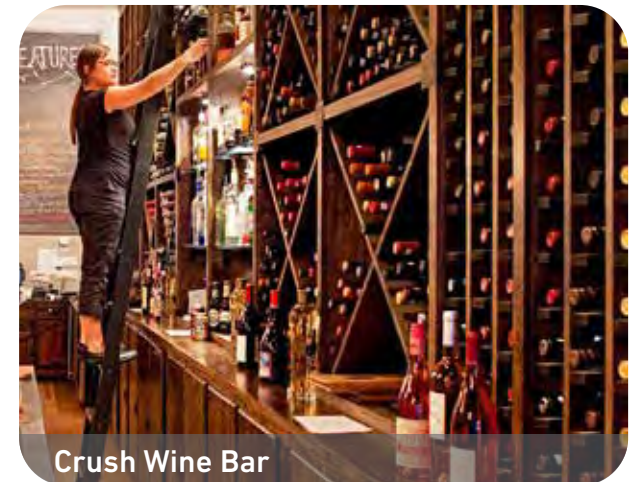
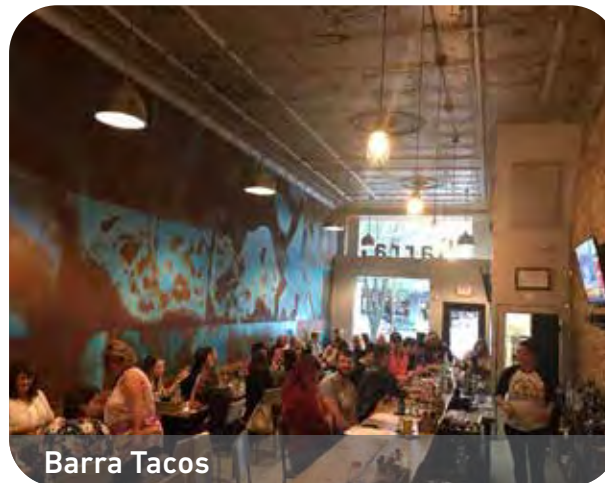


THINGS TO DO + PLACES TO SEE

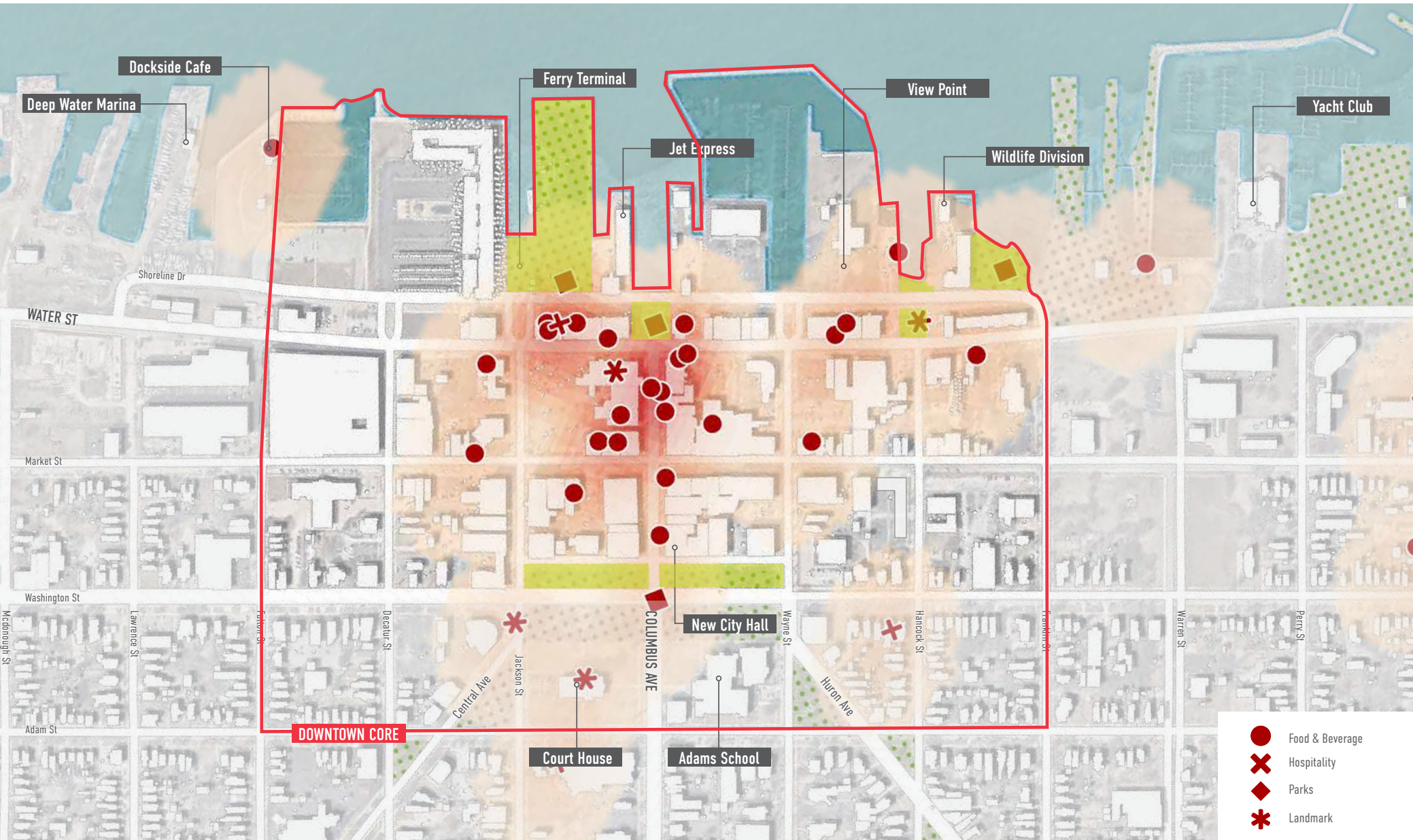
Contributing To Downtown Vibrancy

How do visitors—and even residents—experience new places and decide what new businesses to try out? Often, they search Google and Yelp for reviews and recommendations. This retail and attractions activity density analysis illustrates Downtown Sandusky food and beverage, hospitality, parks, and landmark destinations (i.e. State Theatre). The darker red areas of the map highlight which establishments have the highest number of reviews, where the lighter peach areas of the map show the locations with the fewest number of reviews. This is one way to see places that customers are discussing online and destinations in downtown that are attracting visitors.

New and existing businesses will benefit if their online presence is increased. Individual businesses can take initiative to solicit reviews and post to social media. In many cities, various downtown organizations assist businesses in marketing to broad audiences. Sandusky has had such organizations in the past but no current active organization.



RETAIL + ATTRACTIONS



IMPROVEMENTS + INVESTMENT CONTINUE TO BUILD MOMENTUM

\$100M Recent + Ongoing Investments

Nearly \$100 million in recently completed, planned, and ongoing investments are shaping the built environment and increasing the momentum of downtown revitalization. These include public, private, and public-private partnership investments.

Some recently completed investments include:

- » Jackson Street Pier – a new city park and event space that includes seating along the water, a boardwalk, an event lawn, a rentable year-round pavilion, and parking
- » Shoreline Drive and Sandusky Bay Pathway – multi-use path and street improvements including lighting, signage, and the Mile Marker Zero installation at Shoreline Drive and Columbus Avenue
- » Lake Erie Shores & Islands – historic building renovation and office headquarters
- » City Hall – historic building renovation and City Hall location on Columbus Avenue
- » Cedar Fair/BGSU collaboration – new building holds a recently established Resort and Hospitality Management education program and Falcon Lofts market-rate residential units

Ongoing investments include:

- » Cooke Complex – new building under construction at Columbus Avenue and Market Street, which will house first floor retail with residential above
- » Water Street Lofts – recently completed, under construction, and future phases of for-sale townhomes on Water Street
- » Feick Building – historic building rehabilitation underway with retail on the first floor and residential above



City Hall and Vita



Water Street Lofts

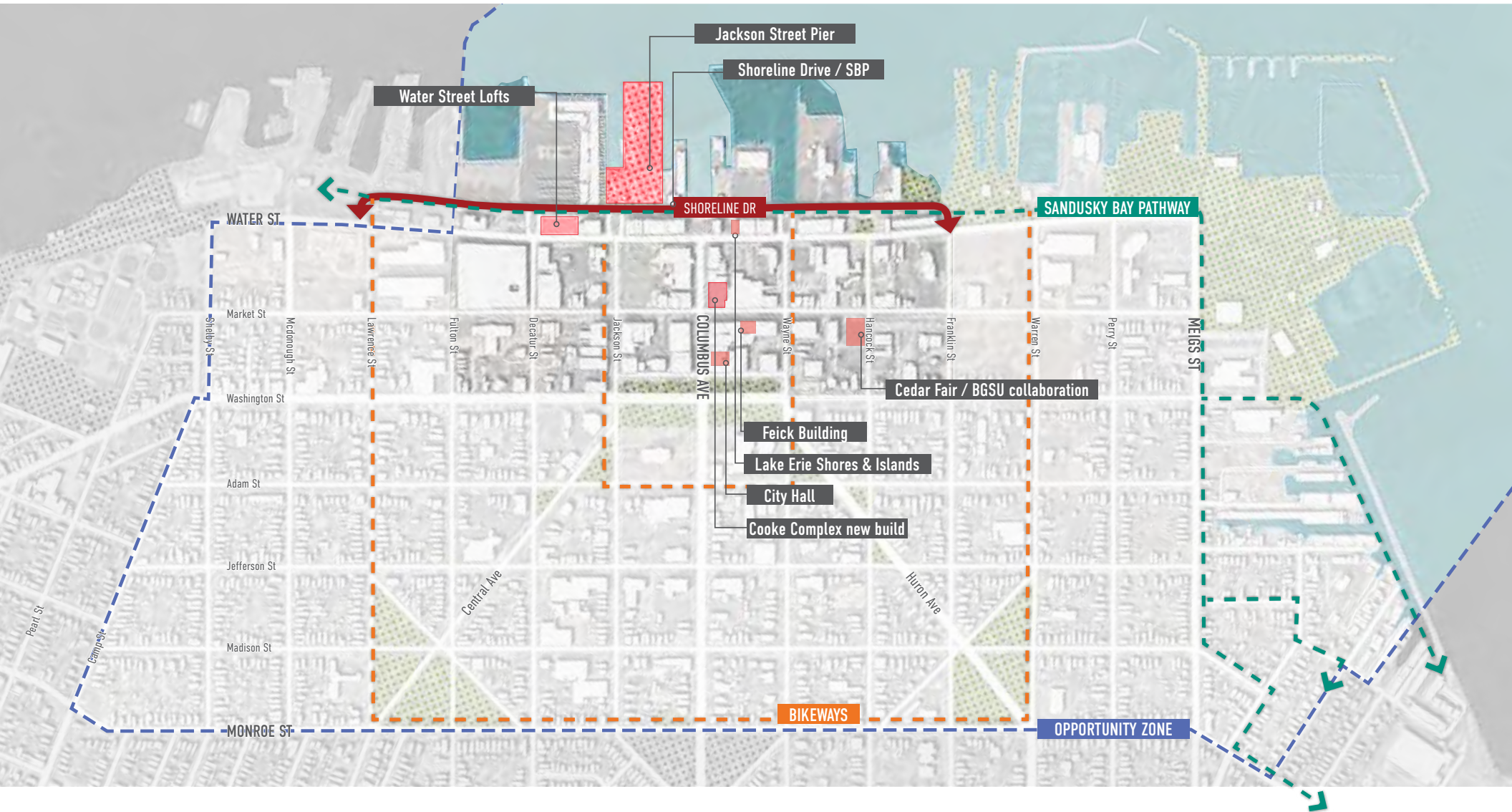


Lake Erie Shores & Islands



Jackson Street Pier

RECENT + PROPOSED LARGE-SCALE INVESTMENT



5 RECOMMENDATIONS

9 Plan Recommendations

5 Focus Area Opportunities

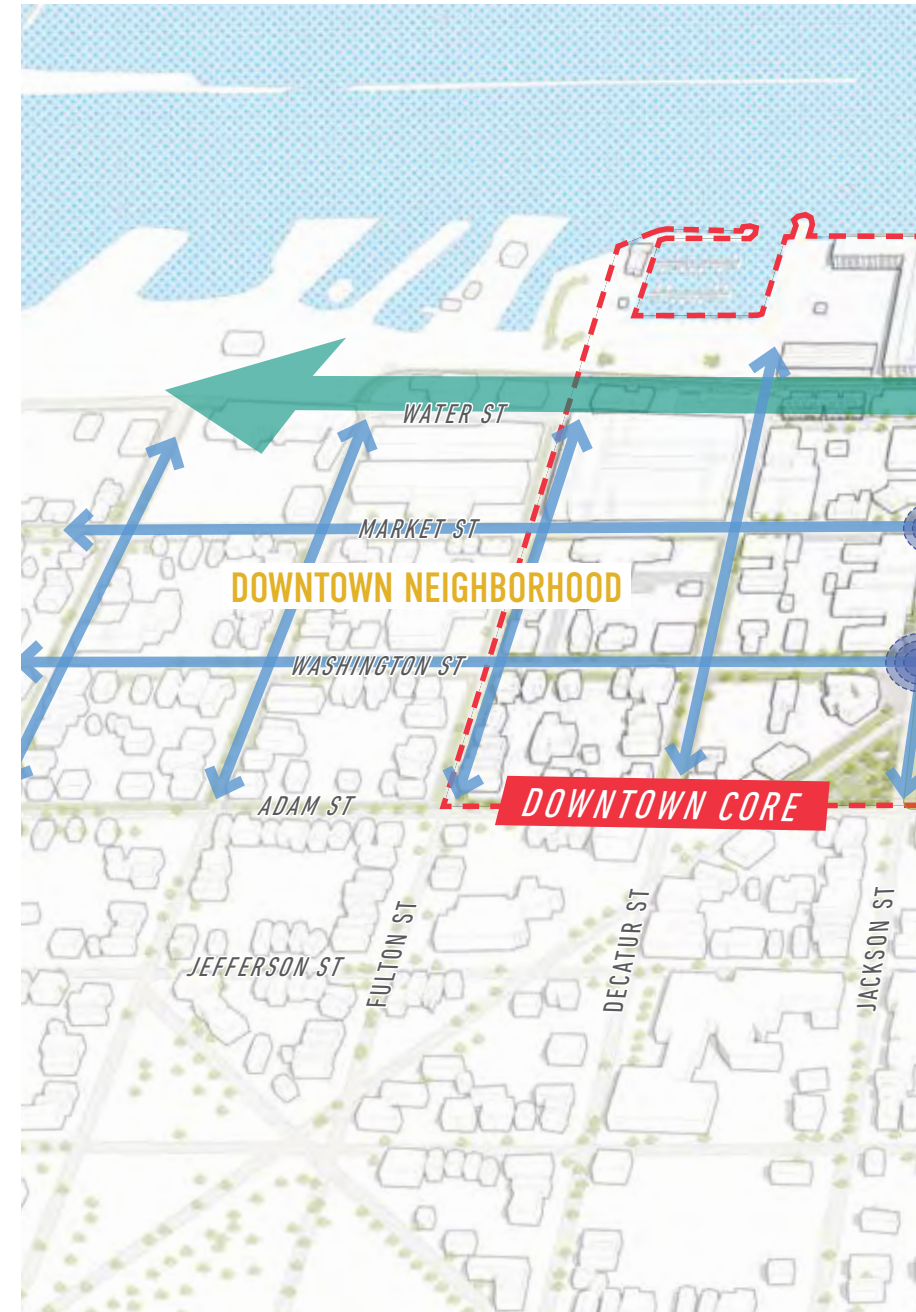
SET THE STAGE

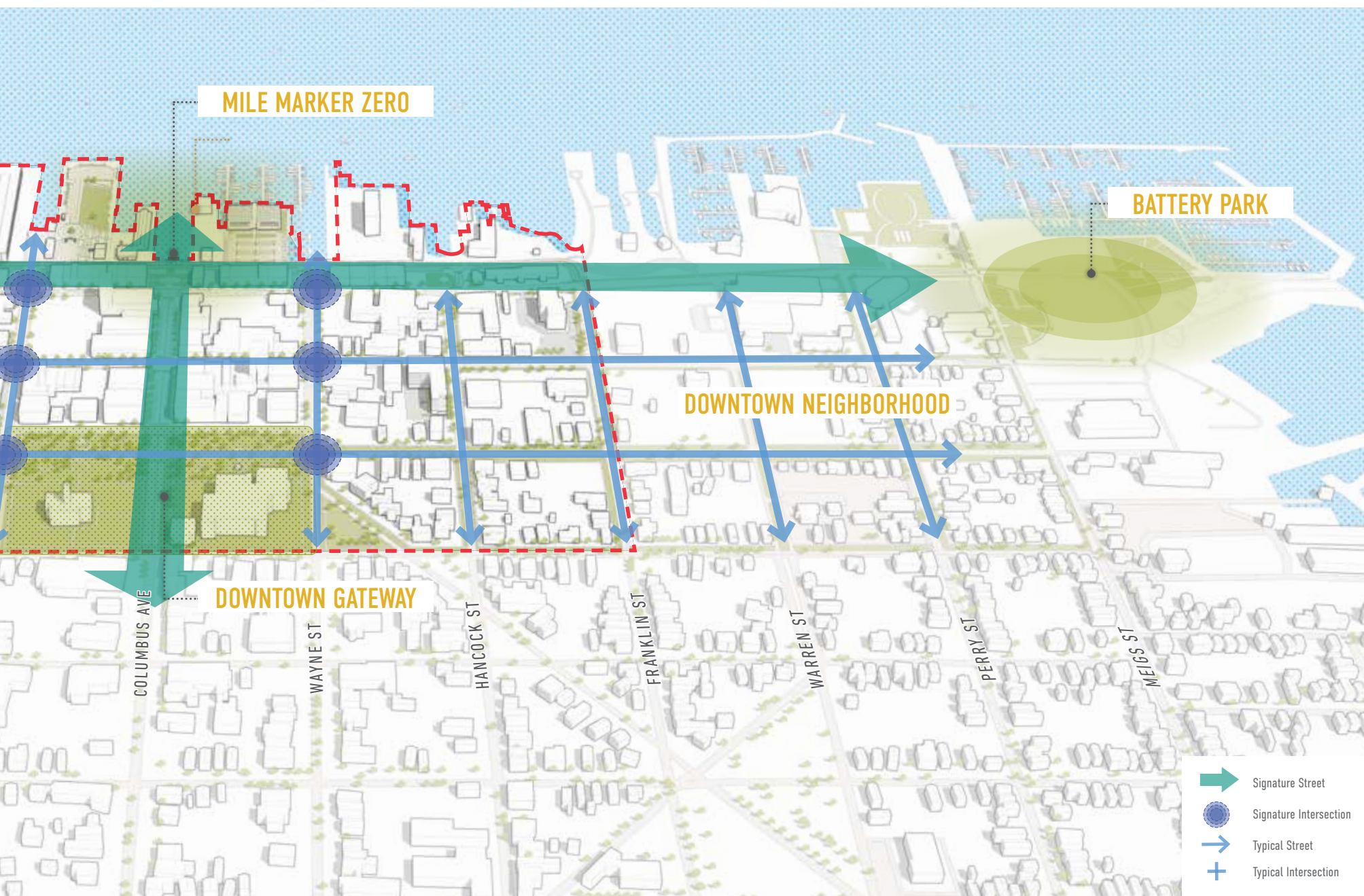
Plan Framework

The Master Plan recommendations focus on the Downtown Core because retail, restaurant, and businesses benefit from being clustered together. Key elements shape the context for the plan recommendations to help continue making Sandusky a great place to live and visit, including the waterfront, green space, and grid of walkable streets. The Plan Framework defines elements of downtown which create the platform for the plan recommendations.

The 9 Plan recommendations are:

1. Position Downtown Sandusky as the Economic, Entertainment, and Cultural anchor of the region.
2. Brand something new by creating a waterfront district identity.
3. Generate year-round excitement with events and activities.
4. Consider walkability first on all downtown streets.
5. Create a bicycle, golf cart, and multimodal culture to ensure access to all.
6. Foster education + entrepreneurship around downtown's new college presence.
7. Revitalize with activated, high quality buildings that create life on the street and add views to the water.
8. Create amazing public spaces where people make lasting memories.
9. Prioritize investment to maximize opportunities.



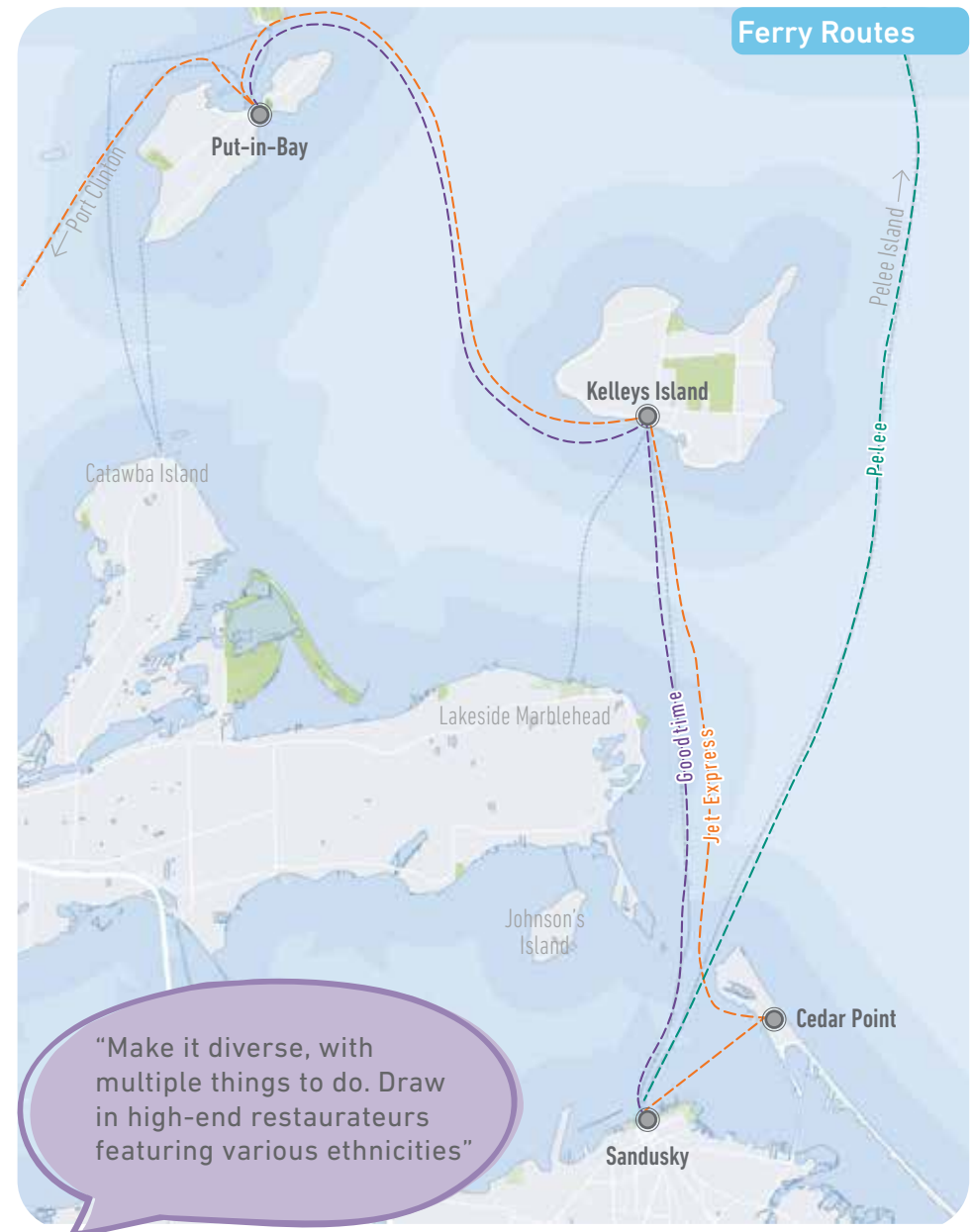


1. POSITION DOWNTOWN SANDUSKY AS THE ECONOMIC, ENTERTAINMENT, & CULTURAL ANCHOR OF THE REGION

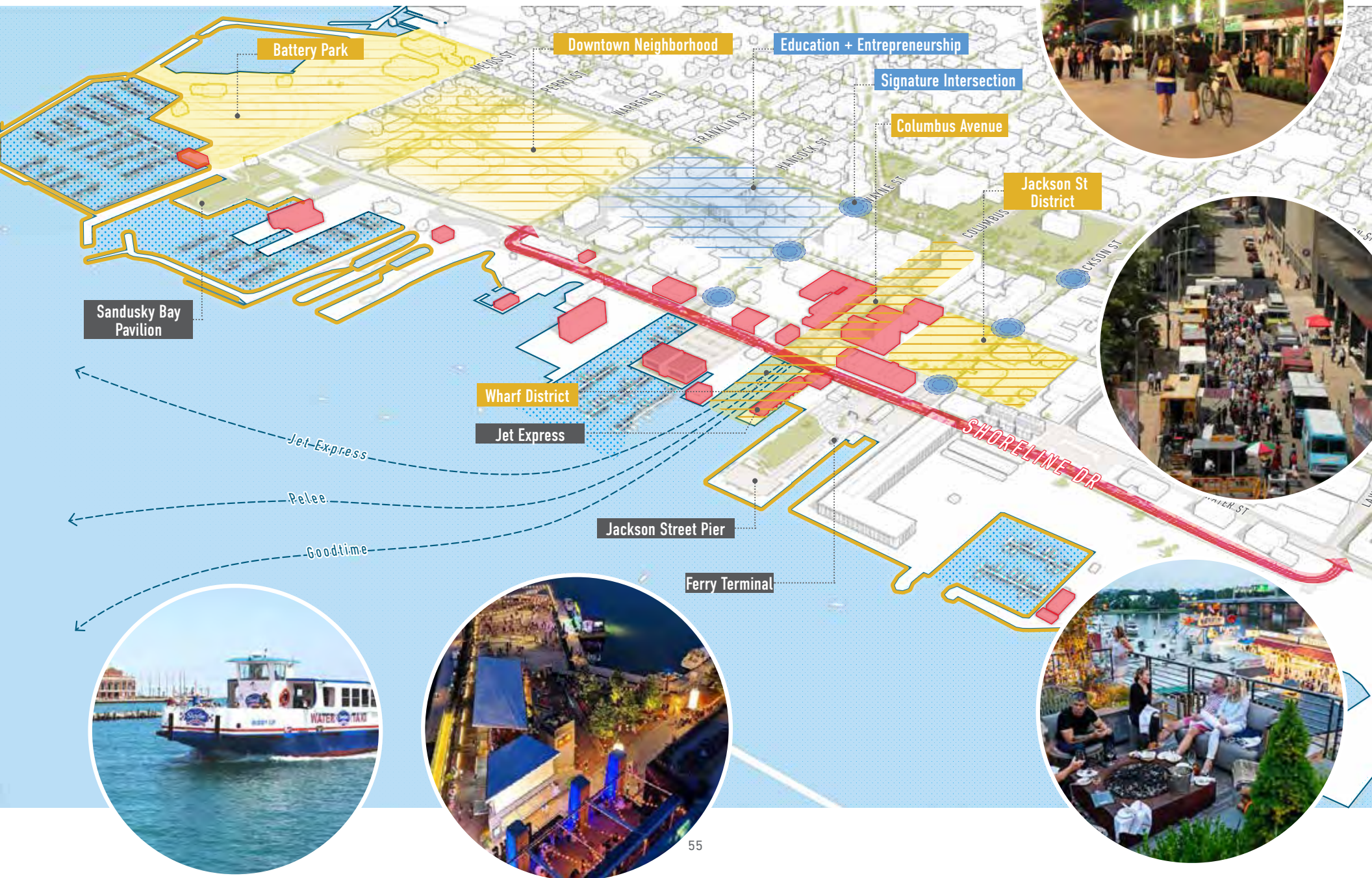
This starts with enhancing the waterfront. It is why people are attracted to the city, and sets up Sandusky to be an economic, entertainment and cultural anchor in the region. Removing barriers to public enjoyment of the water will fuel continued success in downtown revitalization and economic development. As redevelopment and property sales occur over time, Sandusky should focus on increasing the public connections to the waterfront and regional Lake Erie attractions, and enhancing existing connections.

Recommendations to enhance the Waterfront include:

- » Continued focus on regional water transportation to Put-in-Bay, Kelleys Island, Cedar Point and Pelee Island including ferry service and water taxis.
- » Increase pedestrian connectivity into publicly accessible sites, such as public parks and commercial spaces.
- » Incentivize private landowners to create public amenities on the water-facing edges of property. Amenities may include seating, plaza spaces, viewing platforms, boardwalks, bike parking, public art, etc.
- » Allow food trucks, vendor carts, small commercial spaces, and other innovative retail entrepreneurs to operate on existing sites.
- » Encourage offering of transient boater slips, with signage and wayfinding, to property owners with boat parking.
- » Emphasize mixed use, residential (including upper floor rehabilitation of historic buildings), and hospitality land uses along the water.
- » Ensure new construction and redevelopment plans maximize views to the water with site/building design, balconies, and rooftop access.
- » Park improvements at Shoreline Park such as consideration of fence removal or alteration, addition of adult fitness equipment, pedestrian connectivity and accessibility to the waterfront.



WATERFRONT ACTIVITY + DOWNTOWN OPPORTUNITY SITES



2. BRAND SOMETHING NEW

Waterfront District Identity

District identities attract people and businesses. In Sandusky, a branded waterfront district could serve as a unifying theme for downtown placemaking along Shoreline Drive—with Jackson Street Pier, ferry boats, and water taxis serving as its anchor. Many cities are known for their waterfront districts, such as the examples shown. As Downtown Sandusky continues to revitalize, the waterfront could thrive with a distinct brand identity, events, park space, and placemaking that would make it known in the region as a place to visit.

Recommendations for creating a branded waterfront district in Sandusky include:

- » Conduct a branding, placemaking, and architectural theme exercise to discover the name, colors, textures, stories, and materials that would create an authentic Sandusky waterfront district.
- » Identify a boundary for the district and placemaking elements for public and private spaces that would solidify its identity as a unique part of downtown.
- » Inspire businesses and property owners to embrace the district identity with investment in marketing materials, public art, renovation/facade improvements, year-round events and outdoor spaces, adding transient boat parking, and increasing public access to the waterfront.
- » Create one or more signature events to celebrate the district annually and attract visitors to the area.



WATERFRONT DISTRICT COMPONENTS

"There is a lot of wasted waterfront space, However, the improvements up until now have been phenomenal."

Walkability + Bikability

Vibrant Commercial District

Dynamic Public Spaces

Ferry + Water Activity

Residential Options

3. GENERATE YEAR-ROUND EXCITEMENT

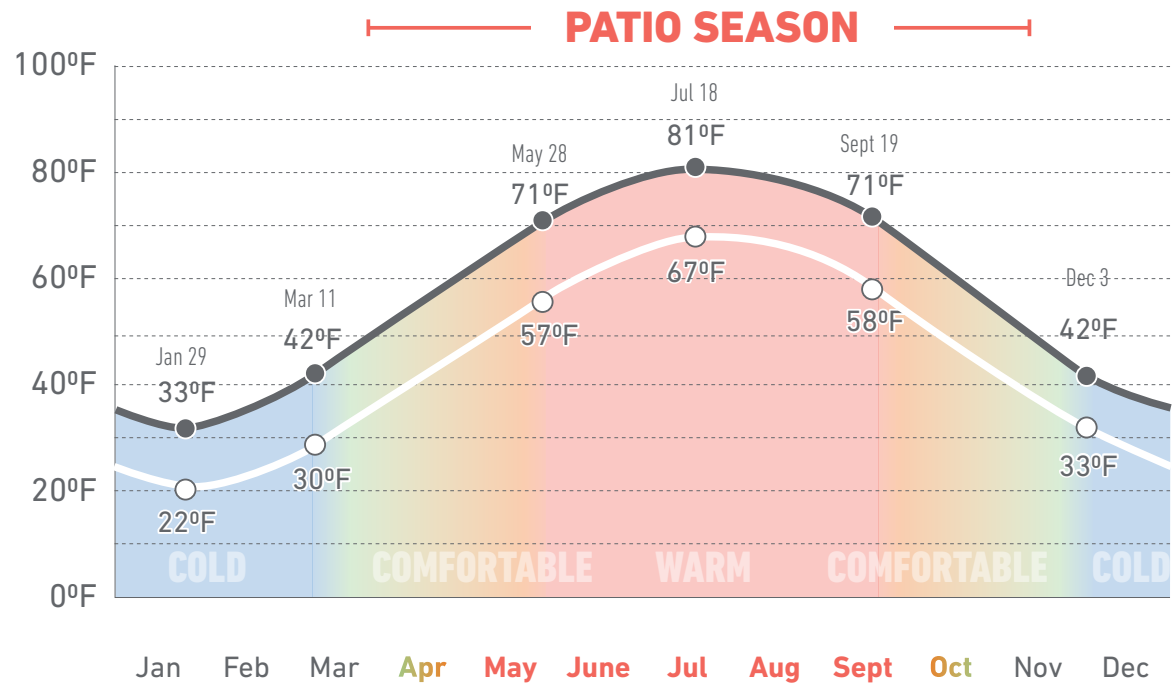
Events & Activities

Downtown Sandusky is in the position to be a year- round destination for residents and visitors. It has small-city appeal, historic charm, and a variety of restaurants and shops. The city can attract people, generate excitement, and foster emotional connection to downtown with programming and events. Activities should celebrate the arts and culture of Sandusky's diverse community, beauty of the waterfront location, and unique attractions created by local entrepreneurs.

Recommendations for events and activities include:

- » Dedicated funding and staffing for programming
- » Investment in complementary structures such as a screen for outdoor movies, temporary stage for concerts and theater, and ice rink for winter attraction
- » Create a flexible Columbus Avenue that could be closed for events
- » Engage the community to create new events that celebrate the diversity and culture of residents
- » Invest in connected public spaces in a variety of sizes and shapes (plazas, green space, etc.) that can be utilized in four seasons for public, private, and semi-public/private events
- » Create marketing and storytelling that build the city's brand as an event destination for the region
- » Market the waterfront's photogenic qualities for events and photoshoots
- » Patio season is longer than you think it is. Collaborate with the marinas and area businesses to host events and activities in the spring and fall

"Adding more activities for people who live in Sandusky, especially in the winter. There are places to eat but not a lot of inexpensive activities for people who live here. The pier helped but we want more than one free thing to do downtown."





"I live here all year round, but it is a tourist spot. Bring more events which will bring more tax dollars, resulting in more opportunities for locals."

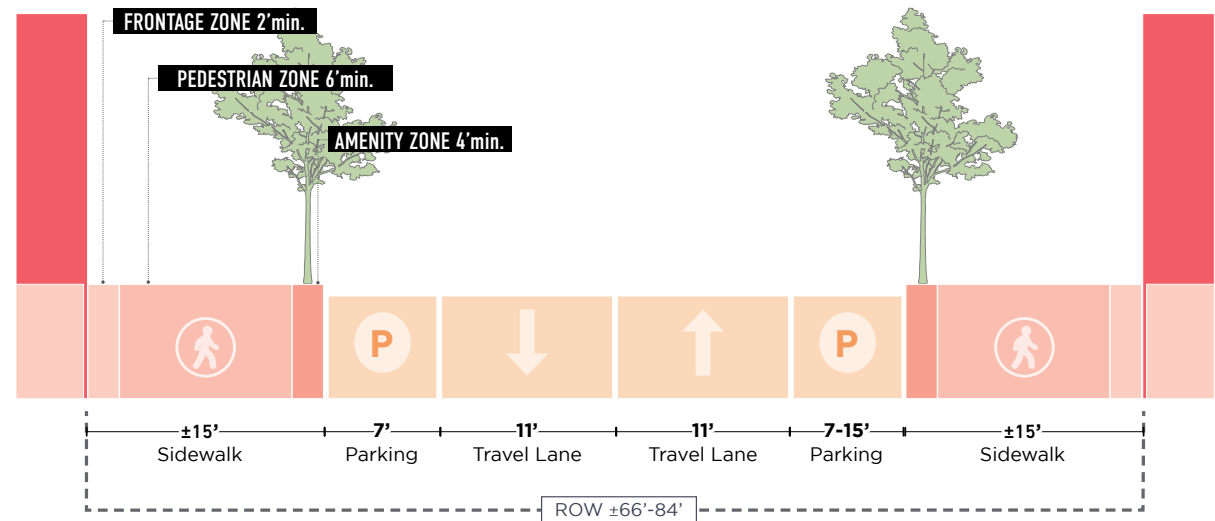
4. CONSIDER WALKABILITY FIRST

Downtown Streets Framework

Walkability downtown is paramount. Not all downtown streets should be signature streets, but they all need streetscape to frame the built environment, pedestrian amenities to promote accessibility, and safe crossings to ensure connectivity.

This scheme for a typical downtown street is a generalized framework for streetscape improvements. Some streets may get special attention, for example, if they have a strong retail presence or if they are a busy vehicular corridor. The framework is a guide for street dimensions that promote walkability.

TYPICAL DOWNTOWN STREETS



"Focus on the adjacent neighborhoods."

Downtown street dimension recommendations include:

- » Maximum 11' vehicle travel lanes
- » 7' parallel parking lanes where appropriate
- » Up to 15' angled parking lanes when right of way allows and street intent corresponds
- » Minimum 15' Sidewalk and amenity zone including 2' frontage zone, 6' pedestrian zone, and 4' amenity zone for trees and lighting
- » Large, high canopy, urban-tolerant street trees. Small or low canopy trees not permitted. A recommended tree list is located in the implementation chapter.

TYPICAL DOWNTOWN STREETS



This diagram shows how building facades close to the street, connected sidewalks, large trees, and parking lane contribute to the walkability of a typical street. These conditions calm traffic and promote multimodal connectivity downtown. On-street parking zones (angled or parallel) are encouraged and appropriate on typical downtown streets depending on the context and right of way width.

4. CONSIDER WALKABILITY FIRST

Downtown Streets Framework

Walkability also demands safe, comfortable, and accessible crossings. Two schemes are shown for intersection treatments downtown. The signature intersection is intended for placement in the six adjacent intersections to Columbus Avenue in the downtown core. Then, all other intersections in the streets framework get a lighter touch treatment that corresponds with the look of the signature intersections.

Recommendations for signature intersections include:

- » Wide, high visibility crosswalks made with lasting materials
- » Thermoplastic or paver pattern application of art iconic to Sandusky, such as a specially designed downtown branding element

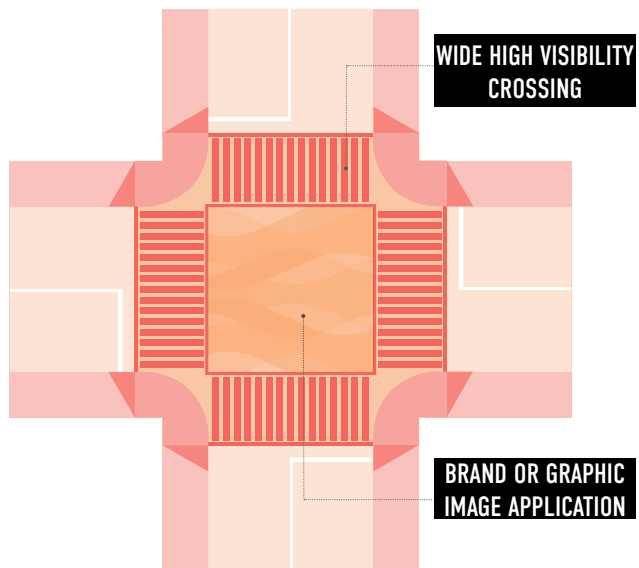
Recommendations for typical intersections include:

- » Typical width, high visibility crosswalks made with lasting materials
- » Thematic elements that correspond with signature intersections

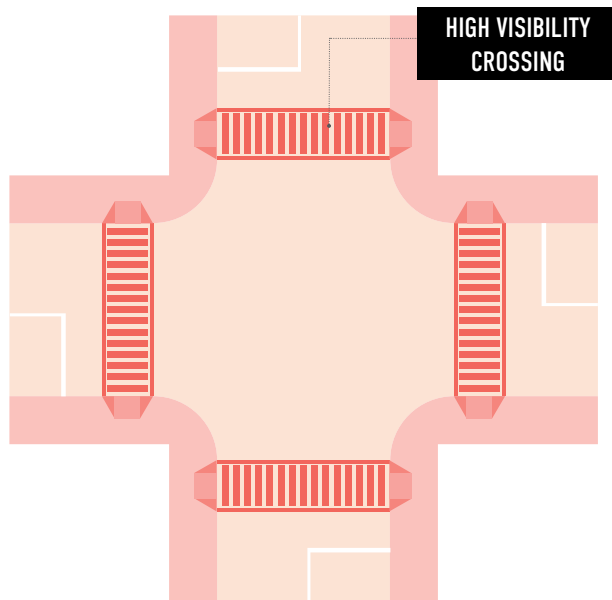


This diagram shows how high canopy trees increase visibility of retail and restaurants while enhancing the public realm and pedestrian comfort on the sidewalk.

SIGNATURE INTERSECTION



TYPICAL INTERSECTION



5. CREATE A BICYCLING, GOLF CART, AND MULTIMODAL CULTURE

Transportation + Accessibility

Together with walkability, **a robust collection of transportation and mobility options Downtown would enhance the public realm** and ensure people had a multitude of options to move from place to place. **Bicycles, pedicabs, golf carts, scooters, and valet are all mobility options that would contribute to the vibrancy of street life downtown** while also alleviating a visitors desire to park right next to any given destination. Further, these type of options would help to ensure mobility is accessible for everyone downtown. They improve livability overall and improve connectivity especially when weather conditions inhibit walking.

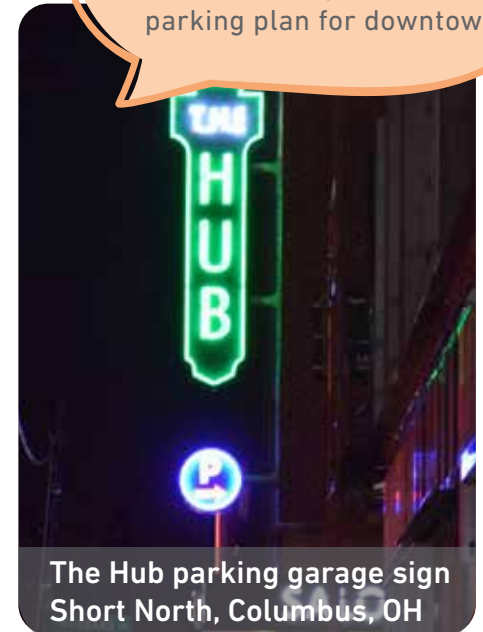
We know from community survey responses that, for many, downtown is already functioning as a “park once” district—where people find one spot and then walk to various destinations. However, others express concern that there is not enough parking today. Since the county garage, public parking lots, and street parking spaces are underutilized most of the year, this perception of lack of parking can be addressed with multiple interventions.

Imagine if the number of marinas along the waterfront (who provide parking) also provided or rented golf carts and bicycles. Then those boat owners would have more options to not drive their cars to visit a downtown shop or restaurant—even if they are unable to walk the distance from their boat to their destination.

Recommendations for creating a bicycling, golf cart, and multimodal culture downtown include:

- » Collaborate with the county to improve visibility and signage of the downtown parking garage to increase use.
- » Add creative signage and wayfinding to ensure drivers know where to park downtown and how to get to multiple destinations after parking once.
- » Consider public programs or partnerships to incentivize multimodal services, which could include:
 - » Valet service
 - » Bike rental or bikeshare program
 - » Golf cart rental or shuttle service
 - » Pedicab shuttle service
- » Consider adding golf cart designated parking spaces in several areas, such as near intersections where regular spaces compromise the sitelines, as part of a larger promotional campaign to increase their use downtown.
- » Collaborate with the marinas to connect boaters to downtown destinations while keeping their cars stored in marina lots.
- » Purchase a city golf cart for staff use in downtown trips to demonstrate their ease of use and viable option for downtown mobility.
- » Increase bike parking in public spaces and require them in new development.

“Connecting neighborhoods via bike-paths and walkways must be coupled to increased access to public transit, as well as a comprehensive parking plan for downtown.”



The Hub parking garage sign
Short North, Columbus, OH



Valet program, Traverse City, MI

"Something missing that would give downtown that vacation-feel that the islands have is golf carts. They are an easy way to add fun and connectivity."



Golf carts on Delaware Avenue, Put-in-Bay, OH



Multiple vendors rent bicycles and golf carts on Kelleys Island and Put-in-Bay



Sandusky Transit



Parking Garage Mural, Albany, NY



Pedicab, Annapolis, MD

6. FOSTER EDUCATION + ENTREPRENEURSHIP

Downtown Livability

The new Resort & Hospitality Management program downtown, created in partnership with Bowling Green State University and Cedar Fair, will bring an increasing number of students to Downtown Sandusky. Their presence and scholarship will also deepen the connection between Cedar Point and downtown. The program is expected to increase over four years to house 200 students at its maximum.

Students activate an area. They frequent coffee shops, restaurants, boutiques, and entertainment venues. They rely on libraries, bookstores, laundry facilities, and essential retail stores. Student and higher-education presence in a city often fosters arts-focused and small businesses, creating dynamic, vibrant districts.

As the student population increases in Sandusky, the area around the resort school will have opportunity for new land uses and retail spaces that serve not only students, but also educators and staff.

Supporting recommendations for campus planning include:

- » Focus on attracting land uses that build on the education anchor. Such uses may include incubator spaces, entrepreneurial programs such as the Erie County RISE program, live/work spaces geared toward artists, and additional higher-education programs that serve the region, such as science programs focused on Sandusky Bay research.
- » Encourage retail, food and beverage establishments to serve area students.
- » Encourage partnerships, internships, and other collaboration with area businesses and students.
- » Improve high-speed internet connectivity and/or public WiFi
- » Create strong, walkable connections with signage and streetscape from campus to Columbus Avenue.



Coffee shop near Ohio University campus,
Downtown Athens, OH



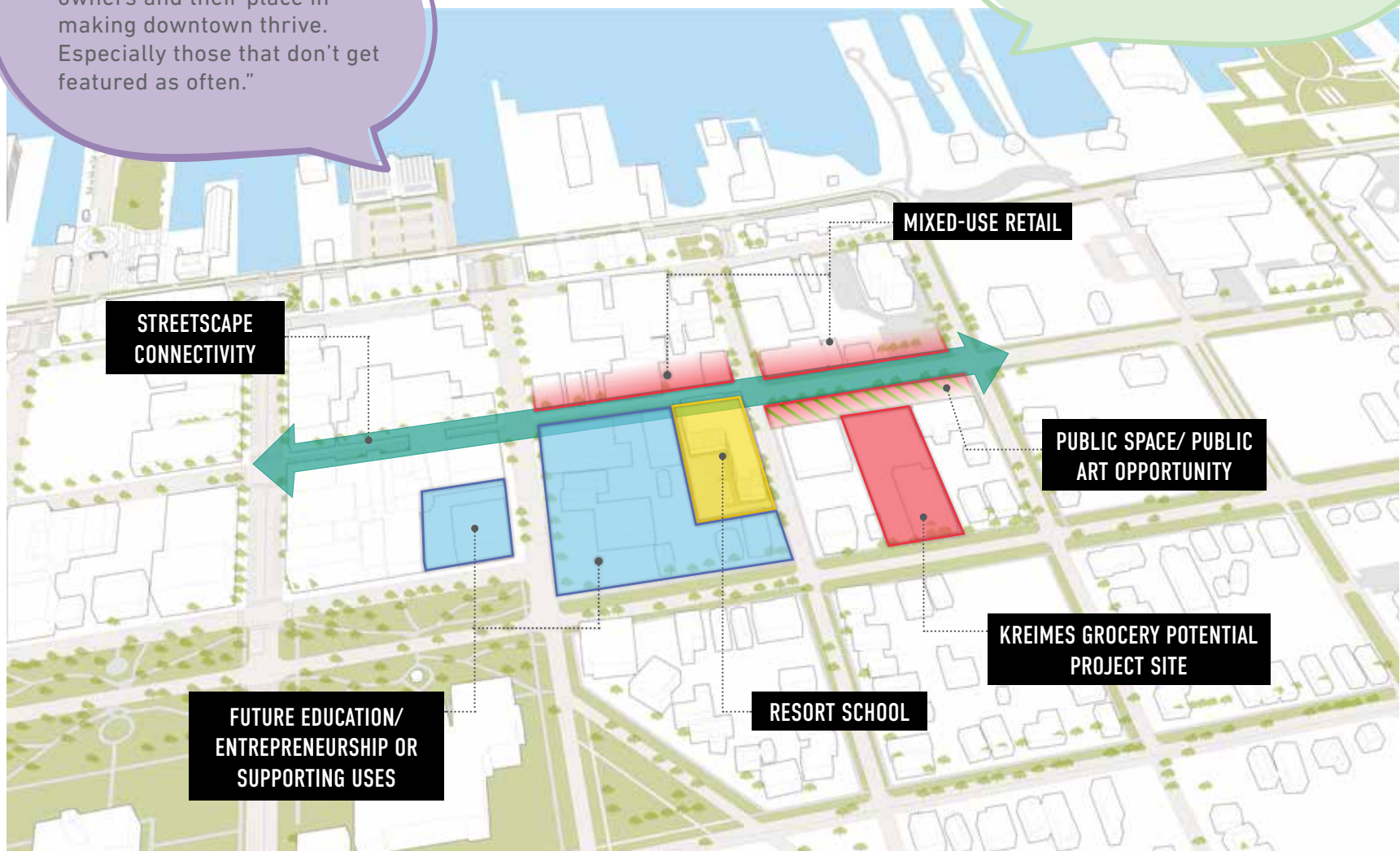
Kricker Innovation Hub by Shawnee State
University, Downtown Portsmouth, OH



Student housing + greenspace
BGSU main campus,

"Feature small business owners and their place in making downtown thrive. Especially those that don't get featured as often."

"Have local artists come in and be featured on paintings on the wall etc. Make walking around a historical and visual adventure."



7. REVITALIZE WITH ACTIVATED, HIGH-QUALITY BUILDINGS

Vision For Development

Downtown revitalization includes many scales of building rehabilitation, adaptation, and new development. As are relevant, the city should audit and revise zoning regulation and design guidelines to ensure development with the following products and features is allowed and encouraged:

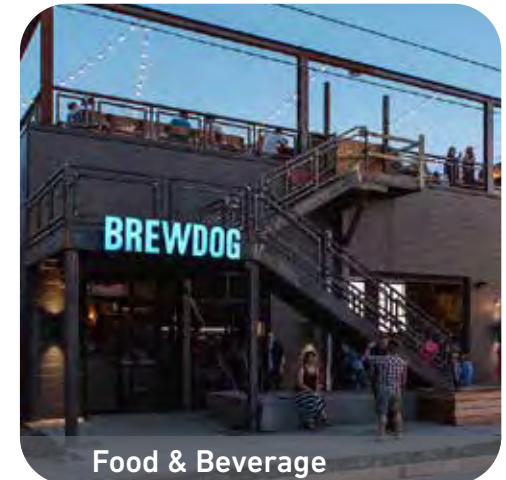
High Quality Development

- » Residential products including townhome and multifamily development
- » Hospitality options such as medium-size and boutique hotel experiences
- » Infill retail in current vacant spaces and first floors of new buildings

Activated Buildings

- » Balconies and rooftops to increase the number of public and private places with view to the water
- » Active storefronts including retail and other active uses such as fitness centers and offices so the street is lively and adds to walkability
- » Enhanced alleys that encourage safe and interesting pedestrian connections to businesses and parking

High Quality Development



Activate Buildings

“High rise condos and apartments with incredible views/balconies”



Celebrate Views: Balconies + Rooftops



Celebrate Views: Balconies + Rooftops



Encourage Active Storefronts



Enhance Alleys

8. CREATE AMAZING PUBLIC SPACES

Vision for the Public Realm

Streetscape Components

Investment in the public realm increases walkability, aesthetics, comfort, and safety. Vibrant, walkable streets full of pedestrian amenities attract customers to area businesses and signal to potential investors where investment and revitalization is occurring.

Key components to create a vibrant public realm and support downtown businesses include:

- » Ample sidewalks – accommodate pedestrians, outdoor retail displays, and outdoor dining.
- » High canopy street trees – add shade in the summer, block wind in the winter, and rise above retail storefronts so stores are visible to pedestrians, bicyclists, and drivers.
- » Public art and interesting or eclectic elements – pique curiosity, add joy and vibrancy, and become part of the unique story of a place.
- » Lighting and seating – increase comfort, safety, and accessibility for a broad mix of people.

Streetscape Components



"More live entertainment and space for performance art + access to water for non-motor boats + more bike/pedestrian friendly"

Festival Street + Plaza

For Columbus Avenue, the conversation focused on how to make this downtown's most vibrant street. To do this, it needs to stand out from other downtown streets and have the ability to act as a plaza or festival street.

Key components for festival and plaza streets include:

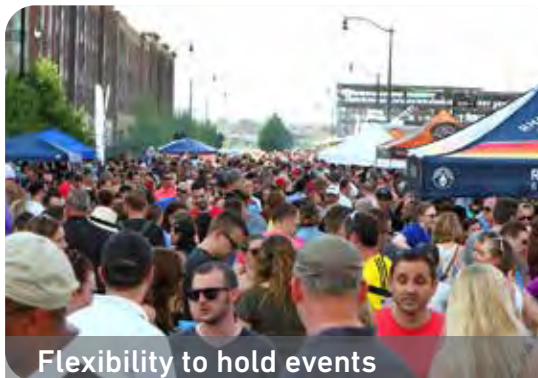
- » Specialty paving – adds creative elements and clearly communicates the uniqueness of a festival street. Pavers with patterns slow traffic and add to walkability while also serving as a durable roadway surface.
- » Outdoor dining – a top-mentioned desire of the community. Larger dining spaces along a signature street add vibrancy and life to the streetscape.
- » Storefront activity – includes seating, retail installations, artistic elements on storefront signage, awnings and window displays. These elements enhance the public realm and increase customer foot traffic.
- » Dynamic seating – adds places for public gathering and conversation, while also providing an artistic element that can tie a plaza design theme together.
- » Flexibility to hold events – includes design solutions such as removable bollards that enable street closure to traffic, flush curbs to reduce tripping hazards, and utility connection to offer electric to vendors.



Specialty Paving



Outdoor Dining



Flexibility to hold events

Festival Street + Plaza



Dynamic Seating



Storefront Activity

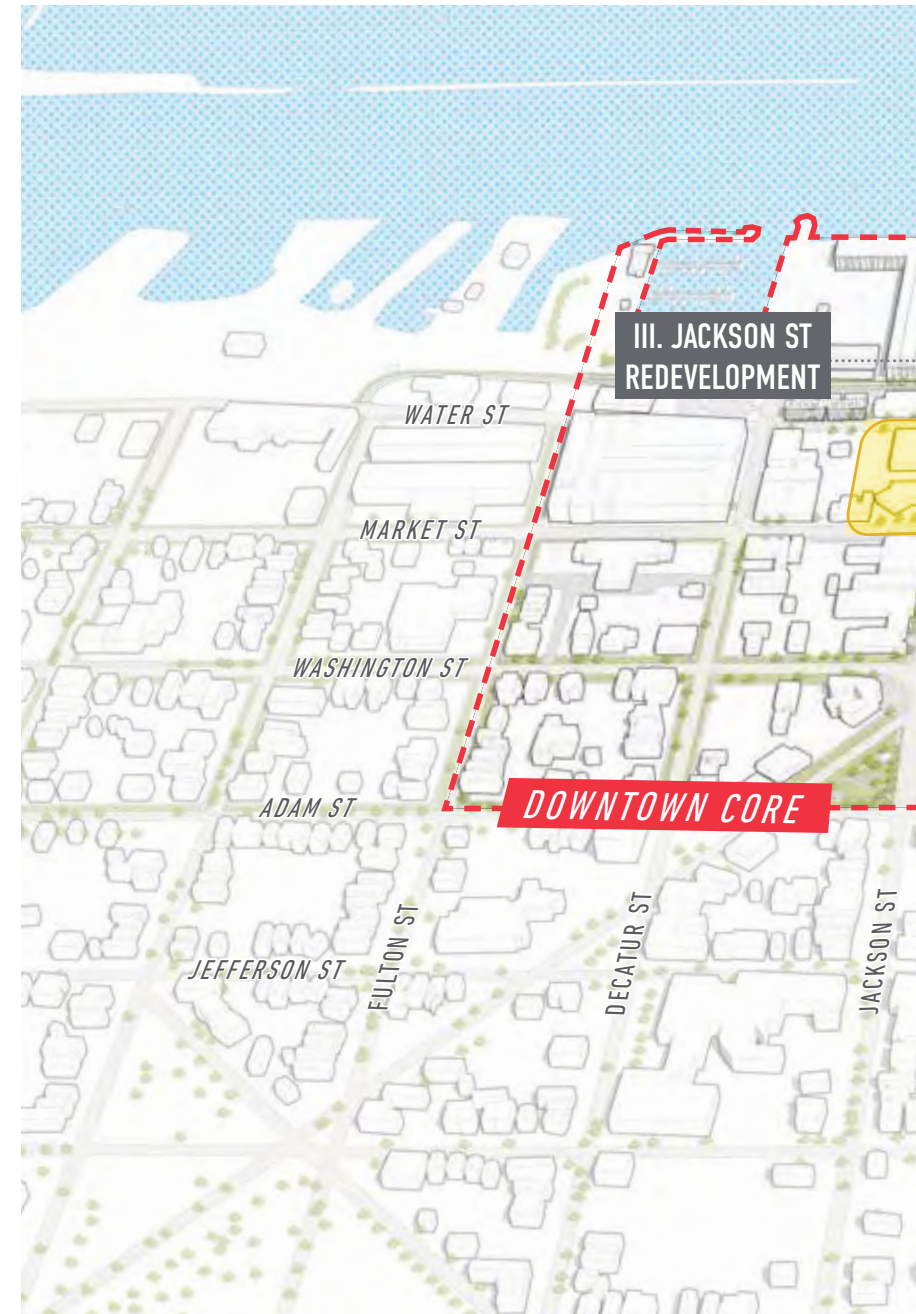
9. PRIORITIZE INVESTMENT

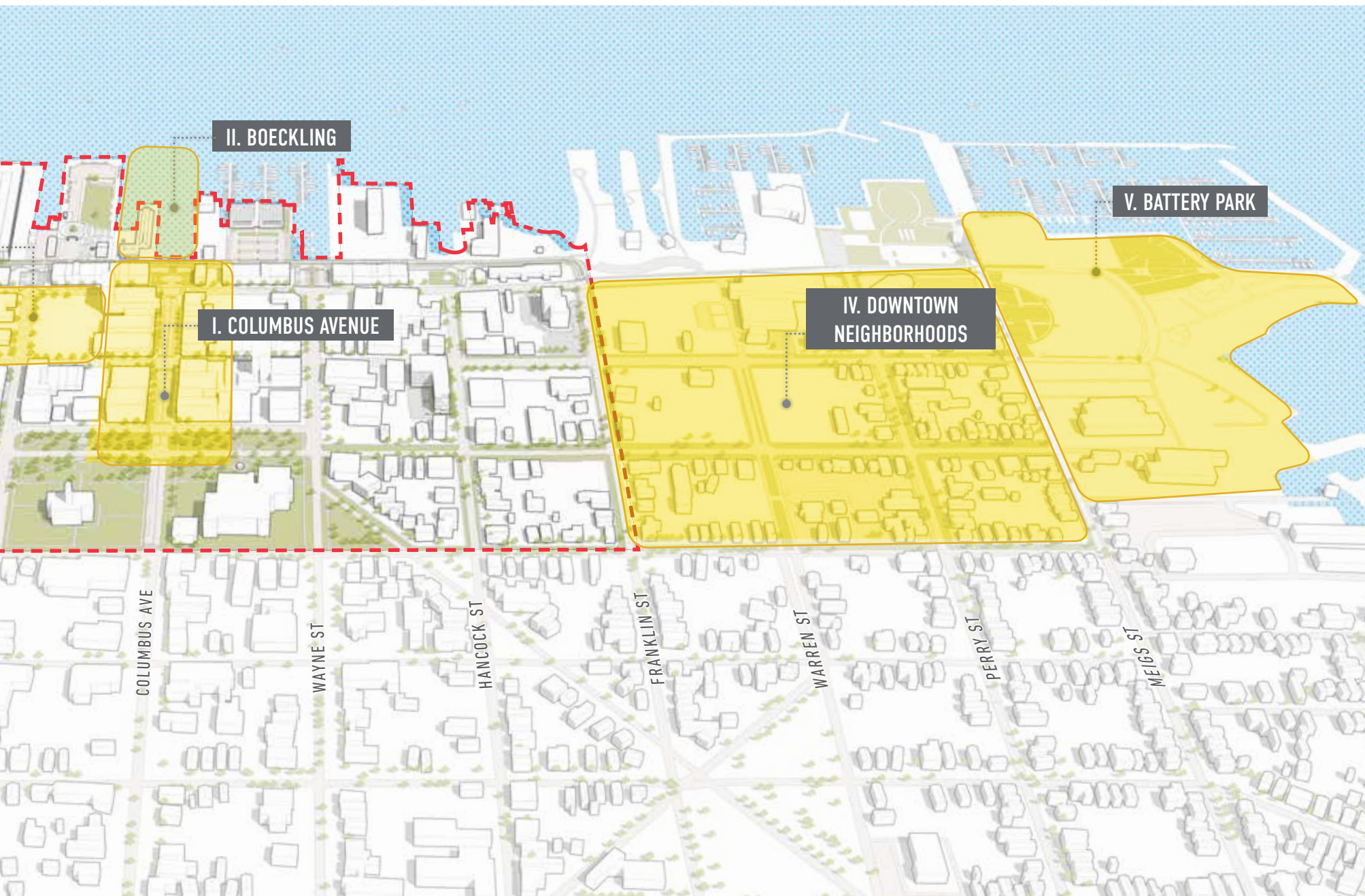
Focus Area Opportunities

With guidance from city staff, stakeholders, and the community, **the Master Plan illustrates opportunities for downtown revitalization in five focus areas.** These are:

- I. Make Columbus Avenue downtown's most vibrant street from weekday evenings to special events.
- II. Create destination waterfront dining in the Boeckling building that captures iconic views.
- III. Redevelop the Jackson Street parking lot with mixed use development and event space.
- IV. Revitalize Neighborhoods with a variety of housing options
- V. Connect to Battery Park with public improvements and mixed use development.

Concept illustrations include a mixture of private development and public improvements. These are high-level, flexible concepts designed to show what could be possible in these focus areas, inspire potential investors, and spark conversation that could lead to new partnerships and ventures.





I. MAKE COLUMBUS AVENUE DOWNTOWN'S MOST VIBRANT STREET

Columbus Avenue

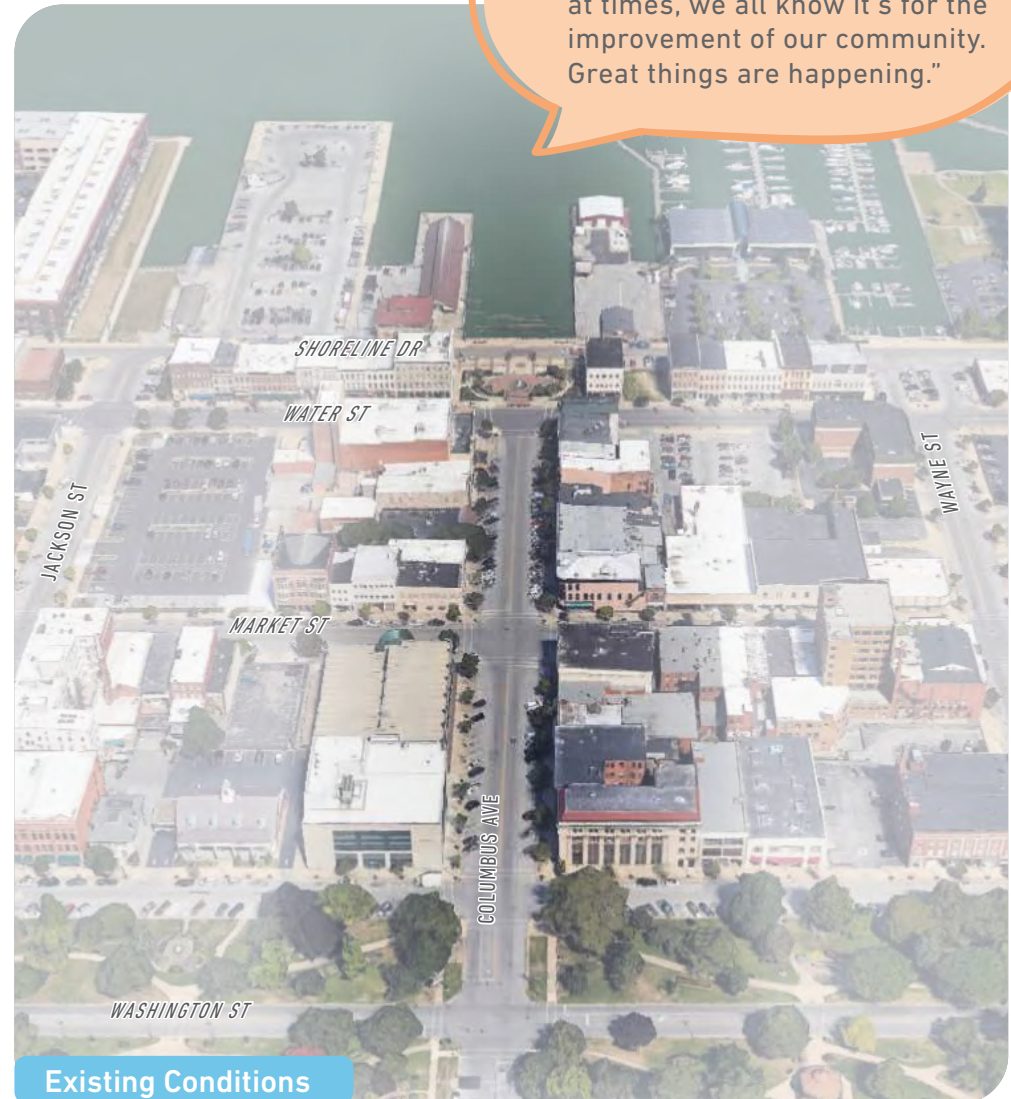
Sandusky has made incredible progress in revitalizing downtown infrastructure, most notably in the recently finished Jackson Street Pier and Shoreline Drive projects. Future phases of downtown infrastructure improvements will continue the revitalization process by bringing the next set of key places up to the quality and usefulness of these recent improvements.

Columbus Avenue is a focus of the Master Plan for this reason—it is the logical place for the next set of improvements. **As the central spine of downtown, Columbus Avenue terminates into Schade-Mylander Plaza with iconic views of the water. Columbus Avenue is Sandusky's "Main Street," anchored by City Hall and Sandusky State Theatre.** The street also functions as the center of downtown's retail environment, connecting the bustling retail spaces on either side along Market Street, Water Street, and Shoreline Drive.

The Columbus Avenue Focus Area includes Columbus Avenue and Shade-Mylander Plaza. Planning Objectives for these concepts include:

- » Make Columbus Avenue downtown's most vibrant street
- » Foster connection to Shoreline Drive and Jackson Street Pier
- » Anchor the civic and retail core of downtown
- » Increase waterfront connection and outdoor dining opportunities
- » Continue the transformation of experience at the terminus to Sandusky Bay

"The redevelopment of the area that is already in progress is amazing. Although inconvenient at times, we all know it's for the improvement of our community. Great things are happening."



COLUMBUS AVENUE CONCEPT DIAGRAM



I. MAKE COLUMBUS AVENUE DOWNTOWN'S MOST VIBRANT STREET

Festival Street + Linear Park

The Columbus Avenue streetscape concept emphasizes the idea of the corridor as a “Festival Street,” including elements described in the Vision for the Public Realm, and adds a “Linear Park” experience to the streetscape.

Columbus Avenue Concept | Festival Street + Linear Park creates a parallel parking condition on Columbus Avenue to enable a seamless festival area in the center of the street (for times it is closed to traffic) and connect Washington Park with Schade-Mylander Plaza with a linear park experience along the sidewalk edge. Sidewalk size is increased from nine feet today to between 15–20 feet (since right-of-way dimensions vary from block to block). An 11–14 feet amenity zone for park elements such as seating and public art is added within the linear park space containing seasonal plantings and high-canopy street trees.

Festival Street + Linear Park components:

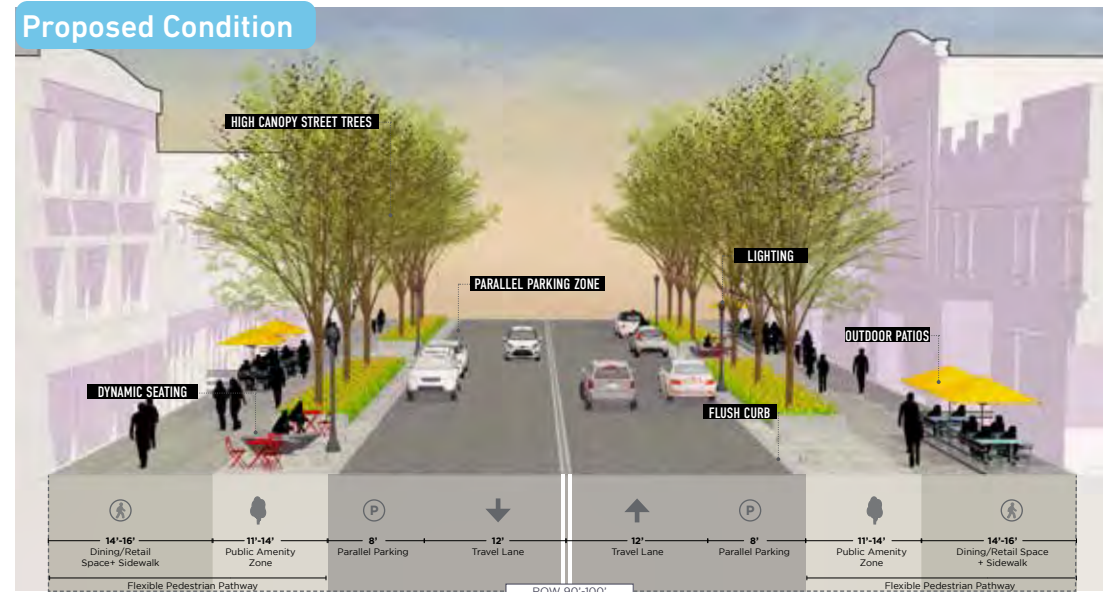
- » Site-specific, amenitized and flexible design
- » Specialty paving with flush curb for increased walkability and enhanced festival condition
- » Dynamic publicly accessible seating, lighting, and public art
- » Expanded sidewalk and space for business' outdoor dining and retail display
- » Ability to be closed to traffic for events and festivals
- » High-canopy, urban-tolerant shade trees replace existing trees
- » Tree lawn forms linear park
- » Amenity zone for additional placemaking and pedestrian attractions such as seating and public art

“The sidewalks could use some work and “pizazz” —like paintings or other Sandusky related things you see as you walk”

Existing Conditions

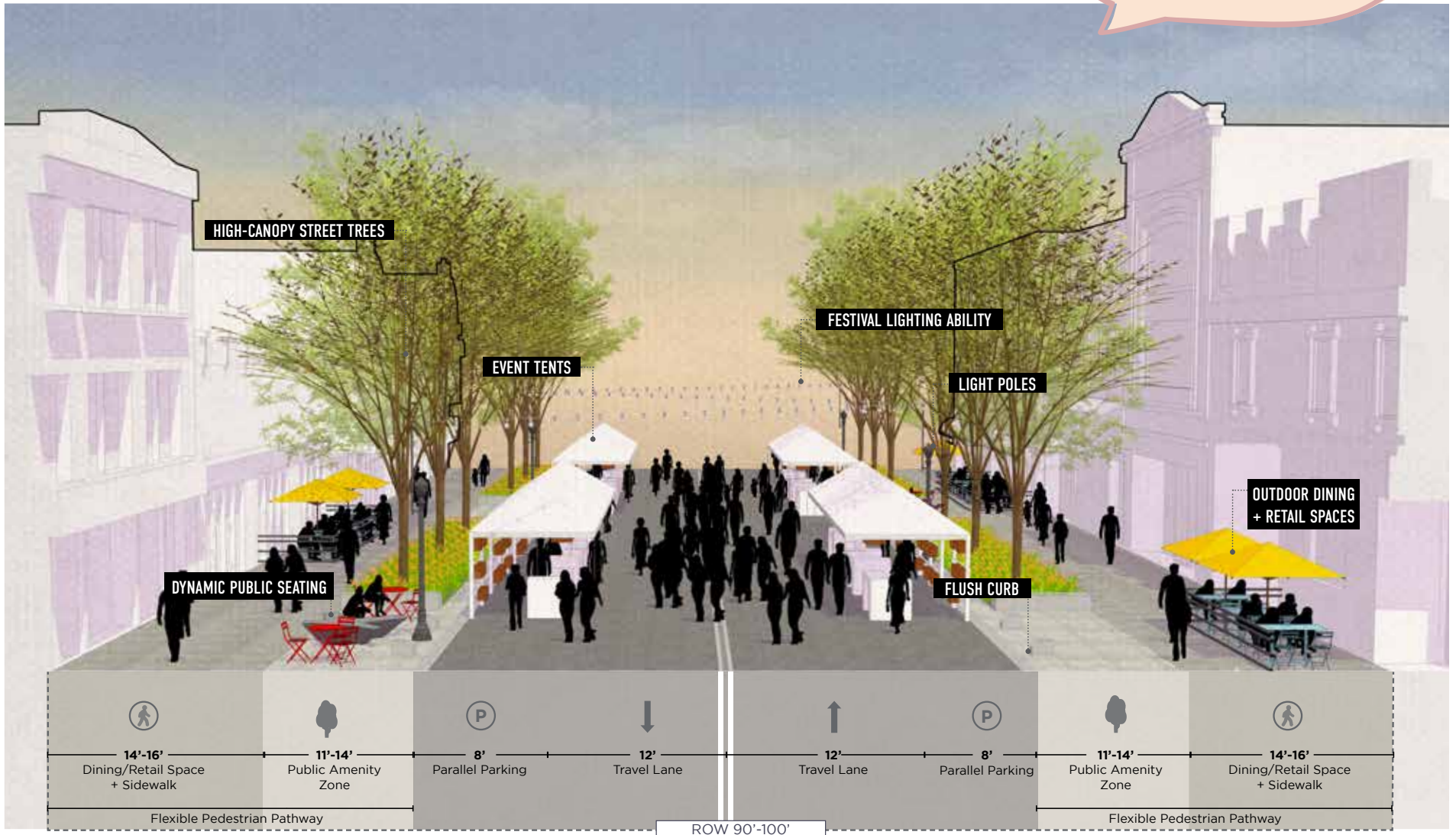


Proposed Condition



COLUMBUS AVENUE: A FESTIVAL STREET + LINEAR PARK

"If the sidewalks were wider, you could have more outdoor patios and more room for pedestrians to be walking around"



I. MAKE COLUMBUS AVENUE DOWNTOWN'S MOST VIBRANT STREET

Imagine the future of the Plaza

Schade-Mylander Plaza is the critical connector from Columbus Avenue to Shoreline Drive and Jackson Street Pier. Offering iconic views of Downtown Sandusky, Sandusky State Theater, and the Sandusky Bay, this plaza can be a vibrant gathering place and a place for quiet contemplation.

To match the quality of Jackson Street Pier and Shoreline Drive, Schade-Mylander Plaza needs a face lift. Two concepts were developed for improvements. All options show a Water's Edge Platform at Mile Marker Zero and a supergraphic SANDUSKY public art installation.

Concept 1A + 1B | Landscape + Interactive Fountain are options to update the existing plaza for today's use. A new, interactive fountain could add play space and beauty to the space, while offering the flexibility to turn it off and use the plaza for small events.

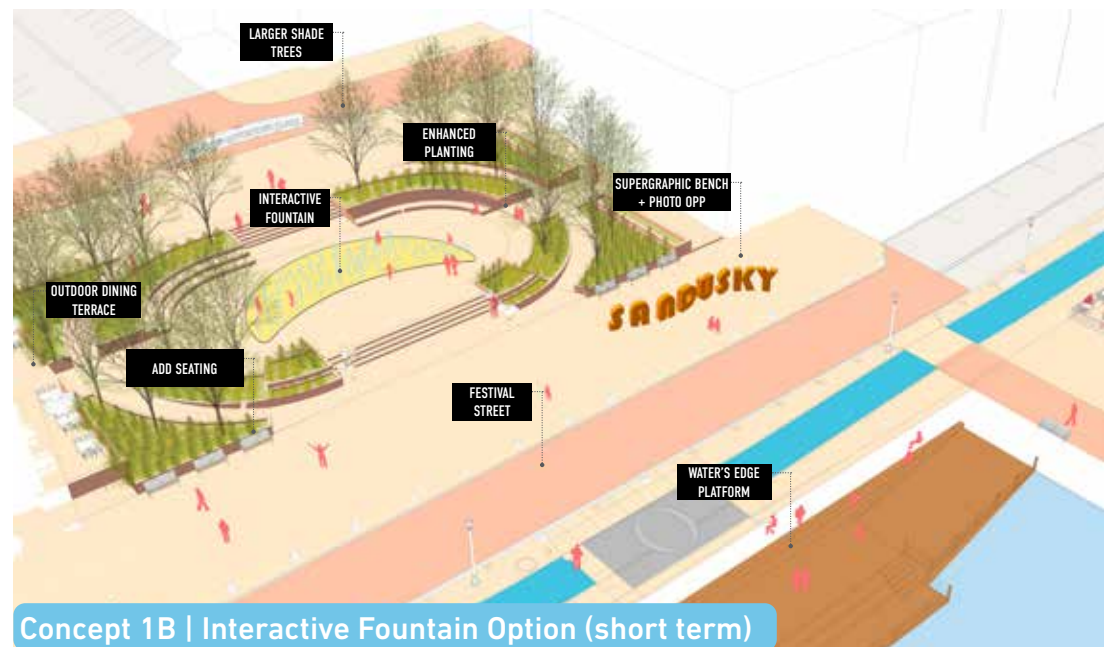
Concept 1A + 1B | Landscape + Interactive Fountain Option components:

- » Shade trees that frame the space and views
- » Plaza-style interactive fountain

Concept 2 | Reimagine the Plaza expands the footprint of the plaza to gain space for amenities and open up the views to downtown and Sandusky Bay. Step features add seating options and an artistic, interactive fountain adds lighting, play, and public art to frame the space.

Concept 2 | Reimagine the Plaza components:

- » Larger, more flexible plaza space
- » Shade trees that frame the space and views
- » Interactive lighting and public art fountain
- » Step seating



SCHADE-MYLANDER PLAZA CONCEPTS

In stakeholder conversations, Concept 2 was preferred, but community members thought this concept might be a longer-term option.

"This area should excite all your senses"

Concept 2 | Reimagine the Plaza (preferred, long term)



II. CREATE A WATERFRONT CULTURAL ANCHOR

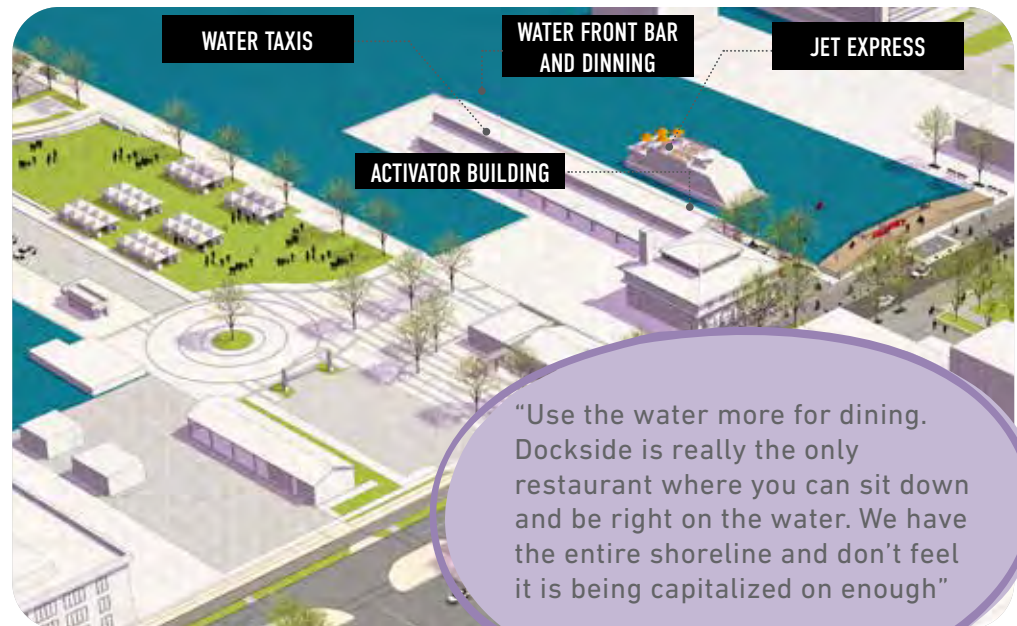
Historic Boeckling Building

The historic Boeckling Building and Jet Express pavilion sit next to Jackson Street Pier and look out onto the water, Columbus Avenue, Shoreline Drive, and Schade-Mylander Plaza. Currently the home of Ohio Department of Natural Resources offices, this site is ripe for a fresh look and new uses.

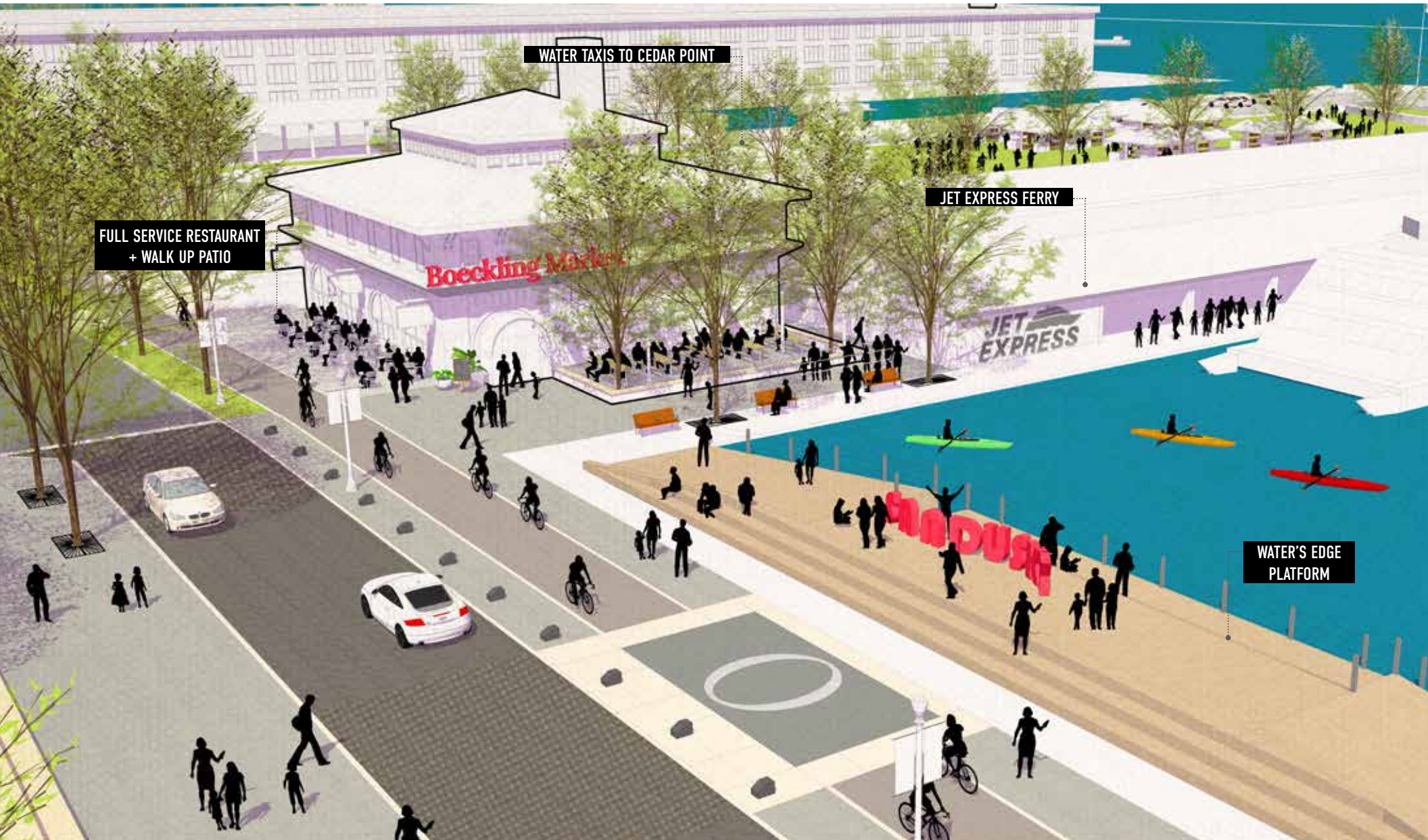
The Waterfront Concept shows a signature restaurant, or multiple smaller vendors in a readapted Boeckling building with large patio spaces along the water's edge and Shoreline Drive. In this concept, the Boeckling Building becomes a gateway to the ferry and the waterfront district. Families and Jet Express passengers can grab a snack or visitors can sit down to a full meal experience, while taking in the views and people-watching that make this area so special. Small retail vendors on the ground floor and office spaces above activate the building and streetscape around it. Water taxis run regularly to and from Cedar Point. Redevelopment or re-imagining of the Jet Express pavilion could also be a part of a concept at this location, with small vendor spaces in the existing building or a new mixed use building with architecture that pays homage to the current pavilion structure.

Waterfront Concept components:

- » Water's Edge Platform for seating and events
- » Preservation and readaptation of Boeckling Building
- » Patio along Shoreline Drive
- » Patio along the Water
- » Signature restaurant or several small restaurateur spaces including walk-up service and full service
- » Ground floor vendors with office uses above
- » Water taxis to Cedar Point



WATERFRONT CULTURAL ANCHOR



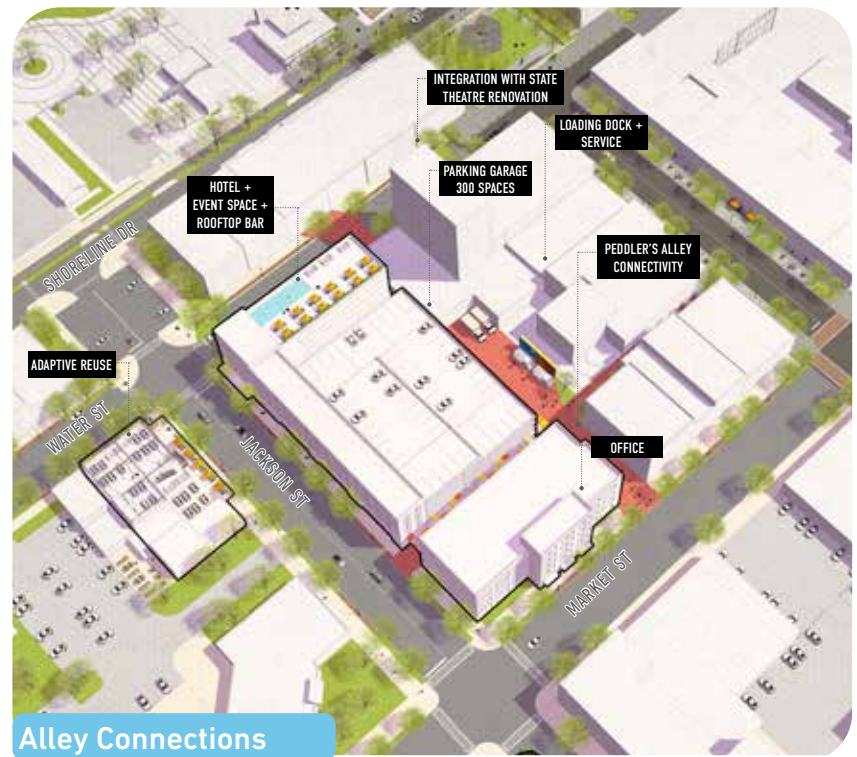
III. REDEVELOP THE JACKSON STREET PARKING LOT

Jackson Street Anchor Redevelopment

The Jackson Street Anchor Redevelopment shows a vision for connecting the built environment downtown where there is currently a city-owned parking lot.

The vision for private development and public infrastructure on the site activates Water Street and downtown in several ways:

- A new hotel with ground floor retail spaces activates Water Street
- Event space and rooftop bar captures water views
- Anchor office/mixed use development activates Jackson and Market Streets
- Connection to Sandusky State Theatre renovations and integration of loading zone
- 300 space public parking garage serves new uses and increases public parking
- Alley connection increases walkability and refreshes Peddler's Alley
- Adaptive reuse concept for activating existing building on Jackson Street



JACKSON STREET CONCEPT

CONCEPT COMPONENTS:

- ±120 KEYS HOTEL
- 5K - 10K ft² EVENT SPACE
- ROOFTOP BAR
- 44 K ft² OFFICE/MIXED USE
- 300 PARKING SPACES
- 8.4 K ft² RETROFITTED WAREHOUSE

INTEGRATION WITH
STATE THEATRE
RENOVATION

HOTEL + EVENT SPACE
+ ROOFTOP BAR

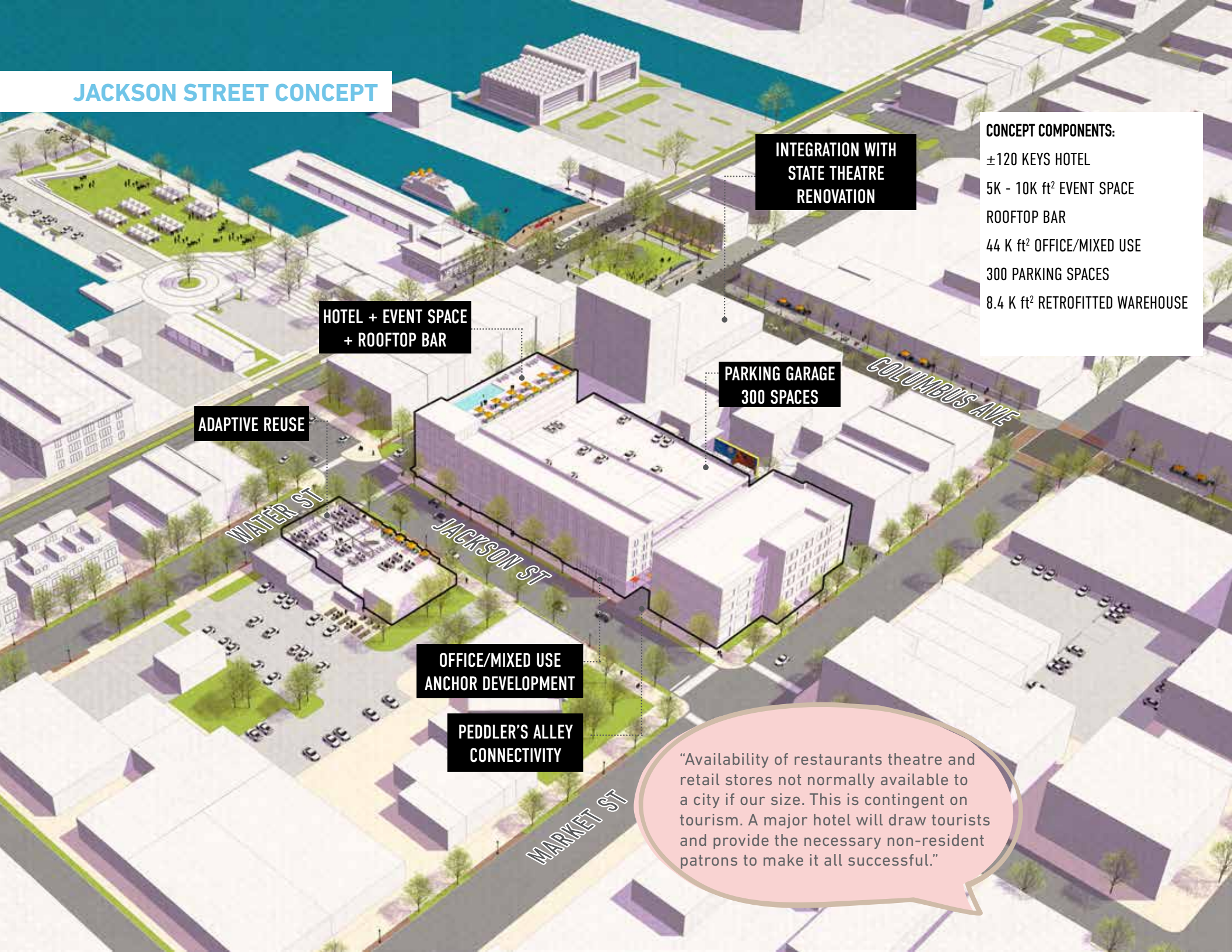
PARKING GARAGE
300 SPACES

ADAPTIVE REUSE

OFFICE/MIXED USE
ANCHOR DEVELOPMENT

PEDDLER'S ALLEY
CONNECTIVITY

"Availability of restaurants theatre and retail stores not normally available to a city of our size. This is contingent on tourism. A major hotel will draw tourists and provide the necessary non-resident patrons to make it all successful."



IV. REVITALIZE NEIGHBORHOODS

Downtown Neighborhoods

Within Downtown Sandusky, but outside of the downtown core, there is a mix of retail, residential, employment, and vacant land uses. As downtown revitalizes, Sandusky residents and newcomers will be attracted to these areas for investment.

The Downtown Neighborhoods concept sets a direction for future development in the areas east and west of the downtown core, using the blocks east of the core as an example.

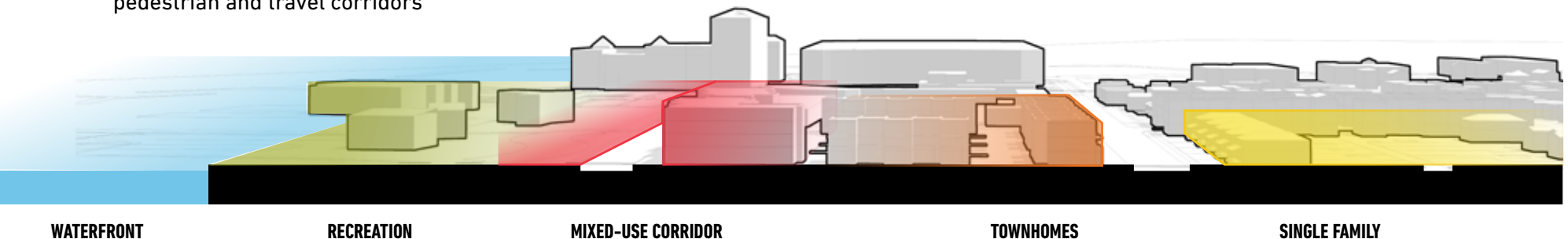
Compatible land uses, transition into existing single family residential, walkability, and connectivity along Water Street are all important considerations for future development.

Downtown Neighborhood concept components:

- » Increasingly higher density the closer you get to Columbus Avenue or Water Street
- » Mixed use, streetscape enhancements and recreational/ connection to the water along Water Street
- » Transition in density, including townhome and multi family residential uses moving south into existing single family neighborhoods
- » Consideration of affordability and variety of housing options
- » Protect viewsheds, especially views of the water from pedestrian and travel corridors



"Increased residential options will help drive the demand for several other needs. I say keep expanding residential options."



WATERFRONT

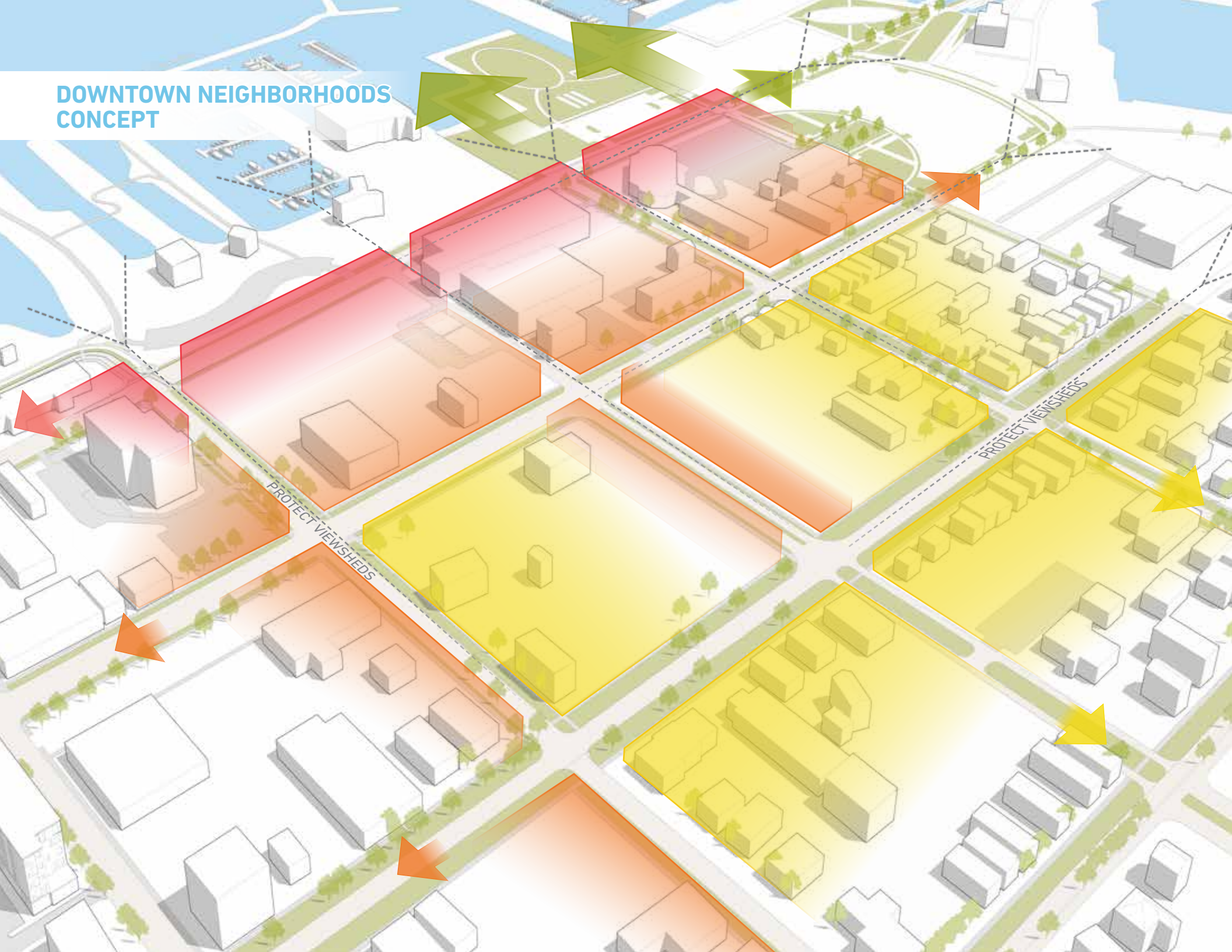
RECREATION

MIXED-USE CORRIDOR

TOWNHOMES

SINGLE FAMILY

DOWNTOWN NEIGHBORHOODS
CONCEPT



V. CONNECT TO BATTERY PARK

Battery Park Redevelopment

Battery Park, also known as the East Bay, has been a focus for redevelopment in the city for some time. The area has outstanding views of Sandusky Bay and Cedar Point and large parcels of publicly-owned land. This site is expected to develop with a scheme aligned with the concepts outlined here, with potential uses that include a hotel, residential, retail spaces facing the water, public boardwalk, park and event space.

As development occurs, considerations to ensure it connects to existing neighborhoods as an extension of the historic street grid will be important for the success of new development. Likewise, development on this site should have no “back,” meaning it is welcoming to pedestrians approaching it from Water and Meigs Streets as well as to boaters approaching from Sandusky Bay.

The Battery Park concept emphasizes a balanced mix of uses and neighborhood character, including public and private development, public spaces, walkability, connectivity to surrounding neighborhoods, and connectivity to the downtown core.

Battery Park concept components:

- » Improvements to the old City Hall and Police Station site
- » Expansion of the park space that includes the Sandusky Skatepark
- » Improvements to Sandusky Bay Pavilion park
- » Streetscape, green space, and connectivity to surrounding neighborhoods
- » Sandusky Bay Pathway connection
- » Public boardwalk with continuous public access to the waterfront
- » Battery Park public event space
- » Mixed use development, such as hotel, medium to high density residential, and retail



The Boardwalk at Towne Lake, Cypress, TX

“I love Sandusky. I go downtown as much as possible. Emphasize the ease of movement from place to place via walking”



2017 Draft Vision Plan by Smith Group, JJR, and The Trust for Public Land

BATTERY PARK CONCEPT COMPONENTS

EXPANSION OF THE PARK SPACE THAT INCLUDES THE SANDUSKY SKATEPARK

MIXED USE DEVELOPMENT

BATTERY PARK PUBLIC EVENT SPACE

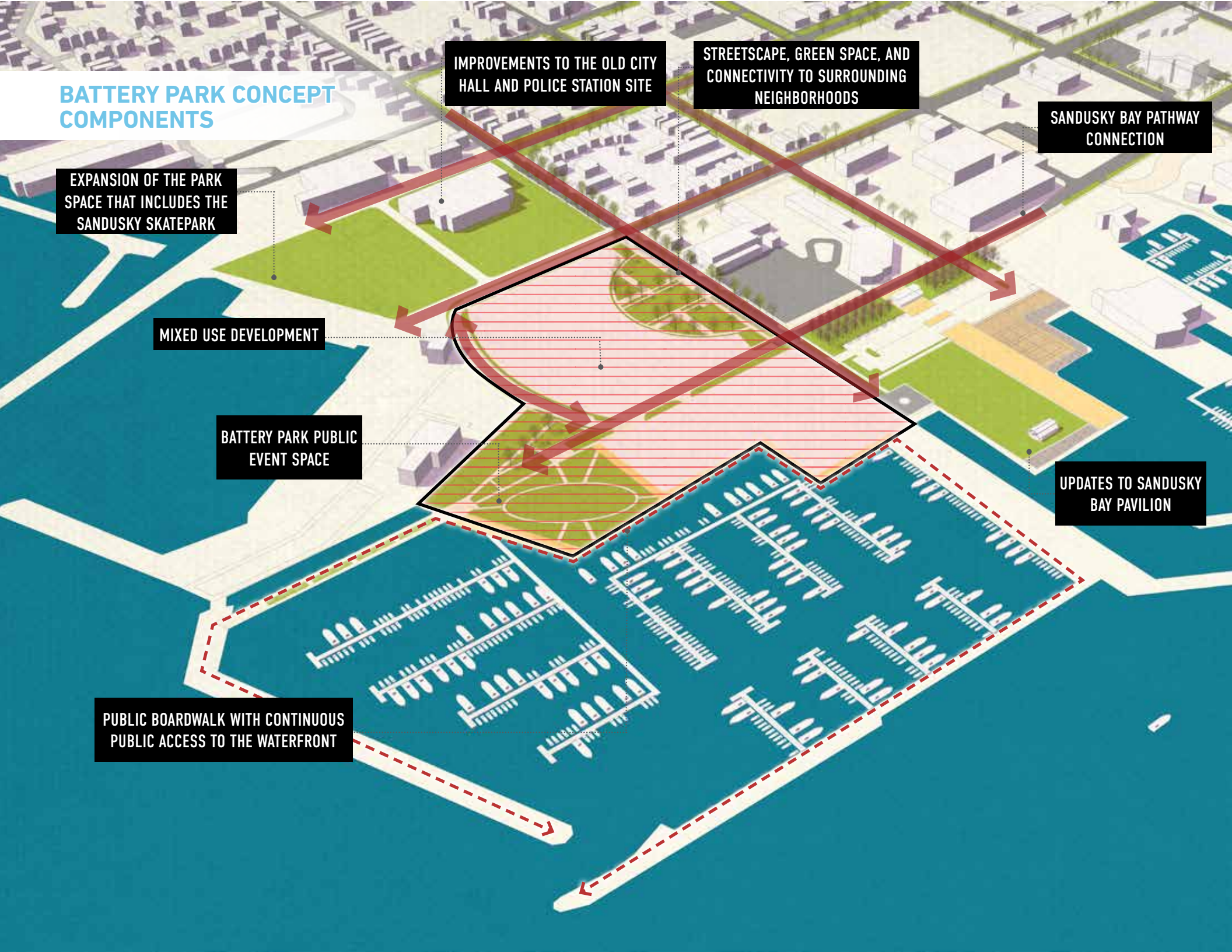
PUBLIC BOARDWALK WITH CONTINUOUS PUBLIC ACCESS TO THE WATERFRONT

IMPROVEMENTS TO THE OLD CITY HALL AND POLICE STATION SITE

STREETSCAPE, GREEN SPACE, AND CONNECTIVITY TO SURROUNDING NEIGHBORHOODS

SANDUSKY BAY PATHWAY CONNECTION

UPDATES TO SANDUSKY BAY PAVILION



6 IMPLEMENTATION

IMPLEMENTATION

Priorities

The recommendations in this plan span the region. Implementation will include public responsibilities, private investment, and collaboration with community and regional partners. This section is targeted to plan implementation with multiple tools including:

- » TOP TEN Policy/Programming Priorities: items for the city to focus on in order to facilitate early wins and make progress across multiple plan recommendations.
- » TOP TEN Priority Project: for the city to continue to collaborate with regional stakeholders and private investors to implement.
- » Summary Matrix + Action Steps: Summary table of the nine plan recommendations and action steps with draft time frames and responsible city departments and potential implementation partners.
- » Downtown Anchors and Drivers: framework for considering the balance of city resources and focus as plan implementation is underway.
- » Real Estate Prioritization + Funding Tools: tables for referencing target time frames for development typologies and available funding tools.
- » Enabling Projects: order of magnitude budget ranges for priority public improvements.
- » Recommended Street Tree List: list of trees appropriate to downtown conditions

TOP TEN Policy/Programming Priorities

0-2 Years

- 1 CREATE A NONPROFIT PARTNER FOCUSED ON DOWNTOWN**
To be funded in part by city economic development and/or programming/marketing funds, along with philanthropic and stakeholder partners, as well as creating earned income revenue streams and other funding. Develop strong governance model with mix of regional players and downtown stakeholders. Focus on marketing, programming, placemaking, maintenance, merchant coordination (in addition to, not in place of existing city efforts).
- 2 CREATE DOWNTOWN OUTDOOR REFRESHMENT AREA**
Include pricing of cups, what funds raised will go toward, model for implementation, and implementing partner. Needs legislation.
- 3 IMPLEMENT A PARKING MANAGEMENT PLAN**
Focus on on-street management, long term parking and resident parking program, strategy for cost of implementation and potential revenue generation.
- 4 ESTABLISH AN INFRASTRUCTURE FINANCING & IMPLEMENTATION PLAN**
Focus on utilizing downtown and future TIFs, as well as leveraging outside funding sources to fund future infrastructure needs without utilizing traditional funds designated for local infrastructure. In addition, pursue the creation of a Section 41 TIF to support private development that contributes to public priorities downtown.
- 5 OUTLINE PROGRAMMING STRATEGY**
Establish a plan for a major festival to be developed, a summer series of programs on the pier, activation of shoulder seasons, partnering on pub crawls and similar low cost events marketed on social media, and winter programming utilizing theater (and/or built around ice skating rink). Unveil Jackson Street Pier Amenities: Announce and set in place a plan for funding operations. Identify responsibilities of city and/or partners, including ice skating rink, movie screen, and stage.

0+ Years (Ongoing)

- 6 DIVERSIFY DOWNTOWN STAKEHOLDERS & CUSTOMERS**
Intentionally seek to diversify the businesses, residents, and visitors of downtown. Do targeted outreach to understand obstacles and design programming and strategies specifically to ensure everyone feels welcome and a sense of ownership of downtown.

2-5 Years

- 7 CREATE SPECIAL IMPROVEMENT DISTRICT/MAINTENANCE PLAN**

The new nonprofit should coordinate with downtown stakeholders to determine appropriate scale and use of funds on enhancing downtown aesthetics and maintenance.

- 8 START WATER TAXI SYSTEM**
Identify a funding model and operations strategy, implement.

- 9 DEVELOP RETAIL STRATEGY**
Develop a coherent strategy for retail and a model for how the city and partners can execute it, include more consistency of hours, programs designed specifically to boost retail, and joint marketing.

- 10 CREATE TRANSIT AND CORRIDOR IMPROVEMENT STRATEGY**
Improve connections via transit through the Sandusky Transit System. Explore the idea of an enhanced downtown transit center. Improve corridor experience for those arriving into Sandusky along Route 6, Route 250, Hayes Ave and Tiffin Avenue.

TOP TEN Priority Projects

0-5 Years

- 1 Early Pipeline Projects** (Cooke Building Construction, Feick Building Renovation)
- 2 State Theatre Restoration**
- 3 Jackson Street Parking Lot Anchor Redevelopment**
- 4 Columbus Avenue Streetscape**
- 5 Residential Upper Floor Rehabilitation**
- 6 Schade-Mylander Plaza Masterplan**
- 7 Downtown Streetscapes and Intersection Improvements**
- 8 Residential Infill East of Downtown/Warren Street Corridor**
- 9 Boeckling/Ferry Terminal Redevelopment/Water Taxi**
- 10 Begin implementation of Battery Park Masterplan**

PLAN RECOMMENDATIONS

Summary Matrix + Action Steps

This table includes the nine plan recommendations and action steps with target time frames and potential leading agency and supporting partners for each.

RECOMMENDATION	ACTION STEPS	TIMEFRAME			RESPONSIBLE ENTITY	
		SHORT TERM	MEDIUM TERM	LONG TERM	LEAD	SUPPORT
1. Position Downtown Sandusky as the Economic, Entertainment, & Cultural anchor of the region	Continued focus on regional water transportation to Put-in-Bay, Kelleys Island, Cedar Point and Pelee Island including ferry service and water taxis.				City of Sandusky	Cedar Point, Ferry Services
	Increase pedestrian connectivity into publicly accessible sites, such as public parks and commercial spaces.				City of Sandusky	
	Incentivize private landowners to create public amenities on the water-facing edges of property. Amenities may include seating, plaza spaces, viewing platforms, boardwalks, bike parking, public art, etc.				City of Sandusky	Property Owners
	Allow food trucks, vendor carts, small commercial spaces, and other innovative retail entrepreneurs to operate on existing sites.				City of Sandusky	Property Owners
	Encourage offering of transient boater slips, with signage and wayfinding, to property owners with boat parking.				Marina Owners	City of Sandusky
	Emphasize mixed use, residential (including upper floor rehabilitation of historic buildings), and hospitality land uses along the water.				City of Sandusky	Developers
	Ensure new construction and redevelopment plans maximize views to the water with site/building design, balconies, and rooftop access.				Developers	City of Sandusky
	Park improvements at Shoreline Park such as consideration of fence removal or alteration, addition of adult fitness equipment, pedestrian connectivity and accessibility to the waterfront.				City of Sandusky	Firelands Regional Medical Center
2. Brand something new	Conduct a branding, placemaking, and architectural theme exercise to discover the name, colors, textures, stories, and materials that would create an authentic Sandusky waterfront district.				New Downtown Organization	City of Sandusky
	Identify a boundary for the district and placemaking elements for public and private spaces that would solidify its identity as a unique part of downtown.				New Downtown Organization	City of Sandusky
	Inspire businesses and property owners to embrace the district identity with investment in marketing materials, public art, renovation/facade improvements, increasing access to the water, adding transient boat parking, and increasing public access to the waterfront.				New Downtown Organization	City of Sandusky
	Create one or more signature events to celebrate the district annually and attract visitors to the area.				New Downtown Organization	City of Sandusky

RECOMMENDATION	ACTION STEPS	TIMEFRAME			RESPONSIBLE ENTITY	
		SHORT TERM	MEDIUM TERM	LONG TERM	LEAD	SUPPORT
3. Generate year-round excitement	Dedicated funding and staffing for programming				City of Sandusky	New Downtown Organization, Philanthropy, Corporate Partners
	Investment in complementary structures such as a screen for outdoor movies, temporary stage for concerts and theater, and ice rink for winter attraction				City of Sandusky	New Downtown Organization, Philanthropy, Corporate Partners
	Create a flexible Columbus Avenue that could be closed for events				City of Sandusky	
	Engage the community to create new events that celebrate the diversity and culture of residents				New Downtown Organization	City of Sandusky, LESI
	Invest in connected public spaces in a variety of sizes and shapes (plazas, green space, etc.) that can be utilized in four seasons for public, private, and semi-public/private events				City of Sandusky	
	Create marketing and storytelling that build the city's brand as an event destination for the region				New Downtown Organization	
	Market the waterfront's photogenic qualities for events and photoshoots				New Downtown Organization	City of Sandusky, LESI
	Collaborate with the marinas and area businesses to host events and activities in the spring and fall.				New Downtown Organization	City of Sandusky, LESI
4. Consider walkability first	Update technical documents as needed to reflect downtown streets framework. These may include street tree list, street design standards, maintenance program, and development proposal requirements.				City of Sandusky	
	Replace unhealthy or struggling existing street trees with high-canopy street trees. Replace all existing trees in circumstances of substantial new development or streetscape updates.				City of Sandusky	
	Implement signature crosswalks at specified locations and typical crosswalks on remaining downtown intersections				City of Sandusky	

PLAN RECOMMENDATIONS

Summary Matrix + Action Steps

RECOMMENDATION	ACTION STEPS	TIMEFRAME			RESPONSIBLE ENTITY	
		SHORT TERM	MEDIUM TERM	LONG TERM	LEAD	SUPPORT
5. Create a bicycle, golf cart, and multimodal culture	Create conceptual and schematic design plans for signature and typical intersections				City of Sandusky	
	Collaborate with the county to improve visibility and signage of the downtown parking garage to increase use.				Erie County	City of Sandusky
	Add creative signage and wayfinding to ensure drivers know where to park downtown and how to get to multiple destinations after parking once.				New Downtown Organization	City of Sandusky
	Consider public programs or partnerships to incentivize multimodal services, which could include: valet service, bike rental, bike share, golf cart rental, golf cart shuttle, pedicab shuttle				City of Sandusky	Marinas, Sandusky Yacht Club, Ferry Services
	Consider adding golf cart designated parking spaces in several areas as part of a larger promotional campaign to increase their use downtown.				City of Sandusky	
	Collaborate with the marinas to connect boaters to downtown destinations while keeping their cars stored in marina lots.				Marinas	City of Sandusky
	Purchase a city golf cart for staff use in downtown trips to demonstrate their ease of use and viable option for downtown mobility.				City of Sandusky	
	Increase bike parking in public spaces and require them in new development.				City of Sandusky	
6. Foster education + entrepreneurship	Focus on attracting land uses that build on the education anchor. Such uses may include incubator spaces, entrepreneurial programs such as the Erie County RISE program, live/work spaces geared toward artists, and additional higher-education programs that serve the region, such as science programs focused on Sandusky Bay research.				Cedar Fair/BGSU/ECEDC	City of Sandusky
	Encourage retail, food and beverage establishments to serve area students.				New Downtown Organization	BGSU/Cedar Fair
	Improve high-speed internet connectivity and/or public WiFi				City of Sandusky	
	Create strong, walkable connections with signage and streetscape from campus to Columbus Avenue.				City of Sandusky	
7. Revitalize with activated, high quality buildings	Update downtown design guidelines				City of Sandusky	
	Incorporate master plan principles and recommendations into the development review process				City of Sandusky	
8. Create amazing public spaces	Implement public space components of the master plan				City of Sandusky	
9. Prioritize investment	Continued engagement with focus area property owners				New Downtown Organization	City of Sandusky
	Incorporate streetscape and public realm improvements into new development and redevelopment				City of Sandusky	

IMPLEMENTATION

Downtown Anchors and Drivers

These key anchors and drivers set the context for creating the master plan and the policy, programming, and key project initiatives the city will continue focus on in the short term. Considering a balance of improvements across these areas as the plan is implemented will facilitate the success of downtown.

Cultural Entertainment

- » Legacy Anchors: State Theater, Merry Go Round Museum, Maritime Museum
- » Recent Projects: Children's Museum
- » Potential: State Renovations, Public Art, Programming Amenities Package

Residential Development

- » Legacy Anchors: Chesapeake Lofts
- » Recent Projects: townhouses, Columbus Ave Lofts, Schmidt Apartments, Windau
- » Potential: 2nd floor residential in downtown buildings, infill multi-family, townhome and small footprint single family, Feick, Cooke

Hotel/Hospitality

- » Recent Projects: Chesapeake (transient), Hotel Kilbourne, Columbus Ave and Market Street VRBOS, Cove District
- » Potential: anchor hotel and conference center on JSP, on Battery Park, expand transient rental as legal within a certain radius of downtown/within Kilbourne Plat and Cove

Government and Corporate Offices

- » Legacy: Civista, Murray and Murray
- » Recent: City Hall Relocation, Ashley Group
- » Potential: Corporate HQ site on Jackson Street Parking Lot

Marinas & Waterfront Transportation

- » Legacy: Ferry services, private marina, transient marina
- » Potential: water taxi service, continued transient expansion

Waterfront Access & Recreation

- » Legacy: Battery Park, Shoreline Park
- » Recently Completed: Sandusky Bay Pathway, Jackson Street Pier
- » Potential: activate through programming, extend Sandusky Bay Pathway

Education

- » Legacy: Adams School, Jackson, Sandusky Central Catholic
- » Recently Completed: BGSU/Cedar Fair
- » Potential: continued expansion of offerings

Food and Beverage

- » Legacy: Daley's, Zinc, Crush, Dockside, New Sandusky Fish Company, etc
- » Recently Completed: Barra, Small City, Shorehouse, Great Lakes Grinders, Baithouse etc
- » Potential: continued expansion

Retail

- » Legacy: Erik's, Fabulous Female, Encore
- » Recent: Marketplace at Cooke
- » Potential: continue supporting and attractive niche boutique retail

Active Living

- » Legacy: Skate park, tennis courts
- » Recent: Paddle & Climb, Nexxt Level, Sandusky Crossfit, Tim Dorsey, Macca Root, Shoreline Playground
- » Potential: Increase active living amenities such as adult fitness, updated skate park, waterfront recreation, bikeways, health food, active recreation options in downtown

IMPLEMENTATION

Real Estate Prioritization + Funding Tools

Real Estate Prioritization

This table outlines the target time horizon for different product types downtown, organized by short term (1-3 years), medium term (2-5 years), and long term (5-10 years).

USE	TIMEFRAME		
	SHORT TERM	MEDIUM TERM	LONG TERM
Residential: Upper Floor Rehab			
Residential: New Low-Rise Townhome and Detached			
Residential: New Mid-Rise Multifamily			
Hotel: New/Rehab Downtown			
Hotel: New Battery Park			
Retail: Ground Floor Rehab			
Office: New/Rehab			

Fundability

The city has developed a robust array of economic development and housing grants to support rehabilitation and new construction downtown. While developers consider these tools essential, they also rely on state and federal programs to achieve feasibility. In particular, stakeholders consistently reiterated the benefits of TIF funding. Since prior TIF vehicles have been exhausted, the City is considering the creation of a new Section 41 TIF program downtown. The Section 41 program directly supports investments in private development downtown, including priority projects such as upper-floor rehabilitation for residential uses. This matrix highlights the different funding sources cited by stakeholders at different scales of development.

FUNDING SOURCE	APPLICATION		
	SITE TREATMENTS	REHABILITATION	NEW CONSTRUCTION
Private			
Third-Party Financing			
Specialty Programs (e.g. new homebuyers)			
Local			
Signage/Facade Grants			
Small Business Assistance Grants			
Substantial Redevelopment Grants			*
Housing Development Grants			*
Land Cost Abatement (if City-owned site)			
State			
Community Redevelopment Area Abatement			
Section 41 TIF			
Historic Preservation Tax Credit			
Federal			
Historic Preservation Tax Credit			
Opportunity Zones			

* May be insufficient in magnitude to significantly support new construction

IMPLEMENTATION

Enabling Public Projects

Enabling Public Projects

This table projects budget numbers for public project identified in the plan recommendations and focus areas. Estimated project costs are in 2020 dollars.

ENABLING PROJECT	UNIT	QTY	UNIT COST	BUDGET RANGE
Columbus Avenue Streetscape Includes Groundplane, Stormwater, Electrical	SF	65,612	\$45 – \$75	\$2.9M – \$4.9M
Schade Mylander Plaza Includes Groundplane, Stormwater, Electrical	SF	29,000	\$45 – \$75	\$1.3M – \$2.2M
Fountain Includes Groundplane, pump, filter, reservoir	SF	480	+/- \$1K	\$450K - \$500K
Water's Edge Platform	EA			\$250K – \$450K
Jackson Street Garage	SPACE	300	\$25K – \$30K	\$7.5M – \$9M
Typical Downtown Streetscape 1 side, 16-18 Ft ROW	LF			\$350 – \$500 per linear foot
Intersection Treatments				
Paint	SF	2700	+/- \$1	\$3K range
Thermoplastic	SF	2700	+/- \$6	\$16K range

IMPLEMENTATION

Recommended Street Tree List

The following tree species are appropriate to the Sandusky climate and will create the high canopy condition recommended in the plan.

Scientific Name	Common Name
<i>Acer campestre</i> Hedge Maple (B&B Typ)	<i>Platanus occidentalis</i> 'Bloodgood' Bloodgood London Planetree
<i>Acer freemanii</i> 'Sienna Glen' Sienna Glen Red Maple	<i>Quercus acutissima</i> Sawtooth Oak
<i>Acer rubrum</i> 'October Glory' October Glory Maple	<i>Quercus bicolor</i> Swamp White Oak
<i>Acer rubrum</i> 'Sun Valley' Sun Valley Red Maple	<i>Quercus coccinea</i> Scarlet Oak
<i>Acer saccharum</i> 'Commomoration' Commomoration Sugar Maple	<i>Quercus macrocarpa</i> Burr Oak
<i>Betula nigra</i> River Birch (Single Stem)	<i>Quercus robur</i> , "Fastigiata" Pyramidal English Oak
<i>Carpinus betulus</i> European Hornbeam	<i>Quercus rubra</i> Red Oak
<i>Carpinus caroliniana</i> American Hornbeam	<i>Tilia cordata</i> 'Greenspire' Greenspire Linden
<i>Cercidiphyllum japonicum</i> Katsura Tree	<i>Ulmus americana</i> 'Princeton' Princeton American Elm
<i>Eucommia ulmoides</i> Hardy Rubber Tree	<i>Ulmus</i> 'Frontier' Frontier Elm
<i>Gleditsia Triacanthos</i> Honeylocust	<i>Ulmus parvifolia</i> Chinese Elm
<i>Koelreuteria paniculata</i> Goldenrain Tree	<i>Zelkova Serrata</i> 'Green Vase' Green Vase Zelkova

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MKSK HRA
& Analyze. Advise. Act.



DEPARTMENT OF COMMUNITY DEVELOPMENT

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5832
www.ci.sandusky.oh.us

To: Eric Wobser, City Manager

From: Debi Eversole – Community Development Programs Administrator

Date: February 23, 2021

Subject: Commission Agenda Item – Community Development Block Grant (CDBG)
FY20 Substantial Amendment

ITEM FOR CONSIDERATION: Ordinance authorizing a Substantial Amendment to the Community Development Block Grant (CDBG) FY20 Annual Action Plan. The City's current Annual Action Plan reflects approved activities and an associated budget for the grant year running from July 1, 2020 through June 30, 2021.

There are three (3) proposed amendments to the FY20 Annual Action Plan:

1. Increase the CDBG-CV allocation from \$437,328 to \$622,051. The \$184,723 increase will come from CDBG-CV3 (Round 3) CARES Act funding. The proposed budget increases are as follows:

<u>Project Name</u>	<u>Previous Budget</u>	<u>Proposed Increase</u>	<u>Proposed Budget</u>
• Public Facilities Upgrades	\$54,863	\$100,000	\$154,863
• Food Pantry (General)	\$50,000	\$ 70,000	\$120,000
• Program Administration	\$87,465	\$ 14,723	\$102,188

The Department of Housing and Urban Development announced a special allocation of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). The allocation was authorized by the Coronavirus Aid, Relief and Economic Security Act (CARES Act) to respond to the growing effects of this historic public health crisis. In 2020, the City of Sandusky received a first-round allocation of this funding in the amount of \$437,328. A third-round allocation has been made available in the amount of \$184,723, bringing the cumulative amount for our jurisdiction to \$622,051. This process requires a Substantial Amendment to the Annual Action Plan.

2. Add an activity to Public Facilities project - Camp Street Resurfacing \$86,188 – No Budget Impact
During the FY20, Public Facilities budgeted \$270,000 for 3 specific activities. The current budget has enough money in it for an additional activity to begin before the end of the program year (6/30/2021). Work to be completed includes resurfacing-new asphalt surface, full and partial depth pavement repair-full depth includes removing existing bricks under the asphalt surface (13 inch excavation depth and width is 6 foot wide), ADA curb ramps where needed, some sidewalk and drive approach replacements and new

pavement markings and traffic loops. This process requires a Substantial Amendment to the Annual Action Plan.

3. Increase the Acquisition Project budget as follows:

<u>Project Name</u>	<u>Previous Budget</u>	<u>Proposed Increase</u>	<u>Proposed Budget</u>
• Acquisition	\$50,000	\$100,000	\$150,000

The \$100,000 increase will come from the current Economic Development Revolving Loan Fund account, which is currently inactive.

In the past several years, the City of Sandusky has shown an aggressive strategy to eliminate slum and blight conditions. As part of this strategy, it is permissible for the City to utilize CDBG grant funding to acquire blighted property in Low/Moderate Income Areas for the purpose of rehabilitation – as determined by a low percentage of deterioration – or demolition – as determined by a high percentage of deterioration.

The balance of the uncommitted Revolving Loan Funds at this date is \$131,345.06. While it is within the regulations to transfer all of these funds out of the inactive Revolving Loan activity to an active activity, Staff concurs with the recommendation of the members of CPAC Committee to leave a balance in the account to use should an eligible request be submitted. This process requires a Substantial Amendment to the Annual Action Plan.

As part of the City of Sandusky's CDBG Citizen Participation Plan, the Consolidated Plan Advisory Committee (CPAC) met on February 8, 2021 to review the proposed amendment to the Action Plan. The minutes are attached in draft format.

BUDGETARY INFORMATION: There are no funds required to implement this amendment as all funds are currently allocated to the City through the past, existing and future CDBG grants.

ACTION REQUESTED: It requested that proper legislation be prepared to approve the Substantial Amendment to the FY20 CDBG Annual Action Plan and that the City Manager be authorized to submit the amendment to HUD. It is further requested that the legislation be passed under suspension of the rules in accordance with Section 14 of the City Charter in order to submit the amendment to HUD for approval and allow for expedited expenditure of the CDBG-CV funds during the coronavirus pandemic.

Debi Eversole
Community Development Programs Administrator

I concur with this recommendation:

Jonathan Holody
Community Development Director

Eric Wobser
City Manager

cc: Brendan Heil, Law Director; Michelle Reeder, Finance Director; McKenzie Spriggs, City Commission Clerk

<u>Project</u>	<u>Previously Approved</u>	<u>Proposed</u>	<u>Reason for Amendment</u>
Program Administration	\$147,905	\$147,905	
Fair Housing	\$10,000	\$10,000	
Public Facilities	\$270,000	\$270,000	Add an activity for Camp Street Resurfacing and Reconstruction Project. No change in budget.
Clearance & Demolition (Residential)	\$110,396	\$110,396	
Acquisition	\$50,000	\$150,000	Move \$100,000 of the RLF dollars to Acquisition in Low/Moderate Income areas
Code Enforcement	\$150,000	\$150,000	
Youth Programming	\$5,000	\$5,000	
Program Administration – CV	\$87,465	\$102,188	CV-3 Allocation
Public Facilities Upgrades – CV	\$54,863	\$154,863	CV-3 Allocation
Erie County Senior Center, Meals on Wheels Program - CV	\$30,000	\$30,000	
OHgo, Mobile Food Pantry – CV	\$15,000	\$15,000	
Food Pantry (General) – CV	\$50,000	\$120,000	CV-3 Allocation
Youth Programming – CV	\$50,000	\$50,000	
Economic Development – CV	\$150,000	\$150,000	
Total	\$1,180,629	\$1,465,352	



DRAFT

SUBSTANTIAL AMENDMENT TO FY2020

Consolidated Plan Advisory Committee Meeting (CPAC)

Meeting held virtually via Microsoft Teams

240 Columbus Ave

Sandusky, Ohio 44870

February 10, 2021 9:00am-9:52am

In Attendance

Debi Eversole- City of Sandusky Community Development Programs Administrator, Jonathan Holody- City of Sandusky Community Development Director, Steve Poggiali- Erie Regional Planning Commission Director, Aaron Kline- City of Sandusky Public Works Director, Diane Corso- Erie County Board of Developmental Disabilities, Greg Voltz- City of Sandusky Planning Department, Jason Werling- City of Sandusky Recreation Department, Jeff Berquist- Stadtmiller Realty, John Orzech- City of Sandusky Assistant City Manager, Maria Robinson- Mental Health & Recovery Board of Erie & Ottawa County, Melissa Price- Erie MetroParks, Mike McCall- Firelands Habitat for Humanity, Mike Zuilhof- City of Sandusky Planning Commission, Ralph Chamberlain- Erie Metro Housing Authority, Tim Brown- Community Action Commission, Tim Ott- Civista Bank, Sharon Johnson- Resident of Sandusky, Sue Daugherty- Serving our Seniors

Summary

On February 10, 2021 the City conducted a Consolidated Plan Advisory Committee (CPAC) meeting virtually via Microsoft Teams. The purpose of the meeting was to discuss a Substantial Amendment to the FY20 Annual Action plan.

Financial Status

Program Year 2020 Activities (July 1, 2020 – June 30, 2021)

Debi Eversole reviewed the financial status of the activities budgeted for Program Year 2020

- Program Administration- \$23,633.15 spent of \$147,905.00 budgeted
- Fair Housing- \$3,000.00 spent of \$10,000.00 budgeted
- Public Facilities- \$52,880.27 spent of \$270,000.00 budgeted
- Clearance & Demolition- \$0.00 spent of \$110,396.00 budgeted
- Acquisition- \$50,000.00 spent of \$50,000.00 budgeted
- Code Enforcement- \$68,454.20 spent of \$150,000.00 budgeted
- Youth Programming- \$5,000.00 spent of \$5,000.00 budgeted

CDBG- CV Allocation (have three years to spend minimum of 80%)

- Program Administration- \$526.62 spent of \$87,465.00 budgeted
- Public Facilities Upgrades- \$0.00 spent of \$54,863.00 budgeted
- Erie County Senior Center- \$0.00 spent of \$30,000.00 budgeted
- Ohgo- Mobile Food Pantry- \$5,167.20 spent of \$15,000.00 budgeted
- Food Pantry (General)- \$0.00 spent of \$50,000.00 budgeted
- Youth Programming- \$14,651.48 spent of \$50,000.00 budgeted
- Economic Development- \$0.00 spent of \$150,000.00 budgeted

DRAFT

Substantial Amendment

Three Proposed Amendments to the FY20 Annual Action Plan

1. Increase the CDBG-CV allocation from \$437,328 to \$622,051. The \$184,723 increase will come from CDBG-CV3 (Round 3) CARES act funding. The recommended budget increases are as follows:
 - a. Increase the Public Facilities budget by \$100,000.00
 - b. Increase the Food Pantry/Food Delivery budget by \$70,000.00
 - c. Increase the Program Administration budget by \$14,723.00
2. Add an activity to Public Facilities project – Camp Street Resurfacing \$86,188 – No budget impact as these funds remain in the activity
3. Increase the Acquisition Project budget from \$50,000 to \$180,000. The \$130,000 increase will come from the current Economic Development Revolving Loan Fund account, which is currently inactive.

Topics of Discussion/Concerns

- Sue Daugherty stated that she is seeing a lot of people that are in need of paying their rent and utilities due to COVID and wondered if it was possible for these funds to be used for that.
 - Ms. Eversole responded that she could ask the HUD rep if it is possible to amend and add that to the 2020 plan, but could definitely take that into consideration for the 2021 plan.
 - Tim Brown said that the Community Action Commission will have grant funds available soon to assist people with rent and utilities for up to three months. He said there will be 1.5 million dollars to split up between all three counties they serve.
 - Sue added that there are a lot of people that have back rent and utilities also, and asked if Debi could look into if that is a possibility for the funds to be used for.
- Sharon Johnson stated that she has a few concerns.
 1. Regarding the Revolving Loan withdrawal of \$130,000.00 for Acquisition, she had asked for a list of what those funds were going towards and there does not seem to be one. Also, since there is not a list, could the withdrawal be done in \$50,000 increments instead of withdrawing all \$130,000.00 at once? In the past, demolition fees have been charged to the property owner's taxes if the owner could not afford to pay the fees. She stated she thought it would be a waste to use the CDBG funds on these demolitions when they could be paid for through liens.
 - Mr. Holody stated that there is not a list of properties that the City wishes to acquire as of yet, but any acquisition will have to be within an eligible census tract and will ultimately come before the City Commission, so there will be public process for those. He added that acquisitions can be used to expand public space and park space.
 2. Regarding Program Administration, there was originally \$147,905.00 for the original budget. Then COVID came along and an additional \$87,465.00 was budgeted towards Program Administration. That comes to a total of \$235,370.00. When asked for what has been drawn down so far, it appears only \$5,949.34 has been drawn down, so it is unclear what all of

- those funds are going towards. She said instead of having the CDBG Program Administrator's salary being 100% paid for with the CDBG funds, she thinks 50% should come from the general fund, so that more of the CDBG funds could benefit low income people.
- Mr. Holody stated that the funds budgeted for Program Administration can be reprogrammed at a later time if those are not spent on administration. However, with the uncertainty of the general funds last year, due to COVID, this does give the City some flexibility to be able to use those funds on administration.
3. Every year when the committee meets in March, there seems to be \$200,000-\$300,000 in carryover. She said that while there are three years to use the funds, you can lose track of those carryover funds easily. She said she wonders if the funds are really going towards the right department or if they are being saved for a bigger project.
- Mike McCall stated that he would rather leave some money in the Revolving Loan Fund and transfer just \$100,000.00 and leave some of those funds for small businesses that are going through tough times due to COVID.
 - Ms. Eversole explained that she received an email from CPAC member Tim Schwanger, who was unable to attend the meeting today, but wanted to share some comments.
 1. He encourages that some of the COVID funds be used for rent and utilities for low-moderate income residents financially impacted by COVID.
 - Ms. Eversole replied that Ms. Daugherty raised that concern in an earlier statement and Mr. Brown offered that the Community Actions Commission will have funds available soon to assist people with up to three months of rent and utility bills.
 2. He encourages a reduction in Program Administration and to use those funds for additional programming.
 - Ms. Eversole replied that this is a familiar topic and that this funding is not for any one person's salary. There are many other City employees that can charge their time spent on any of the budgeted grant activities within the Annual Action Plan, relieving the general fund of those expenses. She used other examples including legal ads, consultant fees, training, supplies and computer equipment and supplies to name a few.
 3. He questions that CDBG funds were used to repave a parking lot.
 - Ms. Eversole replied that if he was referring to the activities within the FY20 grant program year, those activities were recommended and approved early last year (2020) and that the projects are completed already. There is nothing that can be done at this time.
 4. He encourages CDBG funds for parks and recreation to construct a splash pad in the MacArthur Park area.
 - Ms. Eversole replied that this might be something to bring up in an upcoming meeting that will involve planning for the next program grant year.
 - Sue Daugherty asked that while funds through the CAC are available to help people with rent and utilities for 2021, is there any help out there to help people with back rent and utilities.
 - Tim Brown stated that the grant funds they have could assist with three months of back rent and utilities, as well as help moving forward, as long as they meet certain requirements.
 - Ms. Daugherty stated that since COVID has been around since last March, people may need more assistance than that, and asked if Debi could still look into CDBG funds for this.
 - Sharon Johnson asked if the committee votes on the proposed amendments separately or altogether.

DRAFT

- Ms. Eversole responded that at this meeting, concerns and comments are heard, but that City Commissioners will vote on them at a City Commission public hearing.
- Mr. Holody stated that the concerns will also go in a submission to HUD.
- Sharon Johnson asked if the meeting minutes and comments go to the City Commissioners.
 - Ms. Eversole replied that yes, they do.
- Ralph Chamberlain stated that he understands there is not a list available for demolitions, but he asked if there is a list that the City has been working on over the years.
 - Ms. Eversole explained that in 2020 there has been demolitions at 1913 Camp St, 1932 Putnam St, 423 Fulton, 805 N. Depot, 410 Lawrence, 1520 & 1522 Hayes, 2106 Parkview, and 1730 Putnam St.
 - Mr. Chamberlain stated that he thought he remembered there being a laundry list of addresses that the City had identified over the years as potential uses for these funds, but the list was way beyond what there were funds available for, so he thought he remembered there being an on-going list.
- Sharon Johnson stated that she still does not think they should tap out the Revolving Loan Fund because there will not be much available this year through the Issue 8 funds for development funds, since admissions tax is down.

Ms. Eversole thanked the Committee for their recommendations and the meeting adjourned at 9:52 a.m.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SUBSTANTIAL AMENDMENT TO THE CITY'S FY 2020 ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR OF JULY 1, 2020 THROUGH JUNE 30, 2021, AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO SUBMIT THE AMENDED ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, this City Commission authorized the City Manager to accept an Entitlement Grant in the amount of \$1,180,724 total Community Development Block Grant (CDBG) funds for the program year of July 1, 2020, through June 30, 2021, and to submit to U.S. Department of Housing and Urban Development (HUD) a FY 2020 One-Year Action Plan by Ordinance No. 20-085, passed on May 26, 2020; and

WHEREAS, the Coronavirus Aid, Relief and Economic Security Act (CARES Act) authorized supplemental CDBG funding to prevent, prepare for, and respond to the coronavirus (COVID-19) and the City initially received a first-round allocation in the amount of \$437,328 and recently received a third-round allocation in the amount of \$184,723, for a total allocation in the amount of \$622,051, and this recent allocation requires a Substantial Amendment to the Annual Action Plan; and

WHEREAS, the proposed budget amendments to the City's current FY 2020 One-Year Action Plan reflect the increased CDBG-CV funds received in the amount of \$184,723 and the transfer of Economic Development Revolving Loan Funds (RLF) in the amount of \$100,000 and the budget changes are summarized as follows:

<u>Project Name</u>	<u>Previously Approved</u>	<u>Increase</u>	<u>Proposed</u>
Public Facilities Upgrades - CV	\$54,863	\$100,000	\$154,863
Food Pantry (General) - CV	\$50,000	\$ 70,000	\$120,000
Program Administration - CV	\$87,465	\$ 14,723	\$102,188
Acquisition - RLF	\$50,000	\$100,000	\$150,000

WHEREAS, the amended Plan also includes an additional activity to Public Facilities the addition of the Camp Street Resurfacing Project and increased acquisition of properties in low/moderate income areas; and

WHEREAS, as part of the City's CDBG public participation process, the Consolidated Plan Advisory Committee (CPAC) met on February 8, 2021, to review the proposed amendment and a public hearing was held by this City Commission at their March 8, 2021, regularly scheduled meeting; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to submit the substantial amendment for approval and allow for expedited expenditure of the CDBG-CV funds during the coronavirus pandemic; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of

the Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission authorizes and directs the City Manager to submit to the U.S. Department of Housing and Urban Development a Substantial Amendment for the FY 2021 One-Year Action Plan for the Community Development Block Grant Program Year of July 1, 2020, through June 30, 2021, and to execute any required certifications and agreements and to administer program expenditures consistent with the Amended FY 2021 One-Year Action Plan.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter upon its passage, and its due authentication by the President, and the Clerk of the City Commission of the City of Sandusky, Ohio.

RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021



FIRE DEPARTMENT

600 W. Market Street
Sandusky, Ohio 44870

419.627.5822

Fire Prevention 419.627.5823

Fax 419.627.5820

www.ci.sandusky.oh.us

TO: Eric Wobser, City Manager
FROM: James Green, Interim Fire Chief
DATE: February 23, 2021
RE: Commission Agenda Item

ITEM FOR CONSIDERATION: Requesting legislation for the approval of the submission of a grant application for the FY 2020 Staffing for Adequate Fire and Emergency Response SAFER Grant from the U.S. Department of Homeland Security in the amount of **\$980,126.00**. FEMA's Grant Programs Directorate (GPD), in consultation with the U.S. Fire Administration (USFA) carries out the Federal responsibilities of administering the grant.

BACKGROUND INFORMATION: Economic fallout from the COVID-19 pandemic resulted in budget cuts that have reduced the Sandusky Fire Departments minimum daily staffing from 11 to 10 firefighters per day, requiring fire crews to operate at sub-standard staffing levels in order to keep all fire stations open. The goal of the SAFER grant is to resume our minimum daily staffing to the pre-pandemic number of 11 per shift and to maintain a minimum of three firefighters at our east and west satellite stations. If awarded, the SAFER grant would allow us to add three firefighters, one per shift.

BUDGETARY INFORMATION: The total amount of the grant funds being requested is **\$980,126.00**. This amount will cover three additional personnel salaries and benefits for 3 years. No matching funds are required for this grant but there will be some additional costs to the City for uniforms and turnout gear.

ACTION REQUESTED: It is requested that the proper legislation be prepared to allow for the approval of the submission of the grant application for the FY 2020 Staffing for Adequate Fire and Emergency Response (SAFER) Grant from the U.S. Department of Homeland Security in the amount of **\$980,126.00**. It is further requested that this legislation take immediate effect in full accordance with Section 14 of the City Charter in order to submit the application by the March 12, 2021 deadline.

Approved:

I concur with this recommendation:

James Green, Interim Fire Chief

Eric Wobser, City Manager

Cc: John Orzech, Assistant City Manager
Michelle Reeder, Finance Director
Brendan Heil, Law Director
McKenzie Spriggs, Commission Clerk

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE FILING OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF HOMELAND SECURITY (DHS), FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), GRANT PROGRAMS DIRECTORATE (GPD) FOR THE FY 2020 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM AND, IF AWARDED, AUTHORIZING THE CITY MANAGER TO EXECUTE ANY REQUIRED AGREEMENTS; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the Staffing for Adequate Fire and Emergency Response Grants (SAFER) was created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities; and

WHEREAS, the economic fallout from the COVID-19 pandemic resulted in budget cuts that have reduced the Sandusky Fire Department's minimum daily staffing from eleven (11) to ten (10) firefighters per day, requiring fire crews to operate at sub-standard staffing levels in order to keep all three (3) fire stations open; and

WHEREAS, the goal is to resume the minimum daily staffing to the pre-pandemic number of eleven (11) per shift and to maintain a minimum of three (3) firefighters at the east and west satellite stations; and

WHEREAS, the Fire Department will be applying for funds in the amount of \$980,126.00 to provide the funding for the personnel and fringe benefits for three (3) additional firefighters for three (3) years; and

WHEREAS, this Resolution should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to submit the grant application to the U.S. Department of Homeland Security, Federal Emergency Management Agency, Grant Programs Directorate (GPD) for the FY 2020 SAFER Grant Program by the deadline of March 12, 2021; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Fire Department, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio, finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Resolution** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter; and NOW, THEREFORE

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission hereby approves the submission of a grant application to the U.S. Department of Homeland Security, Federal Emergency

Management Agency, Grant Programs Directorate (GPD), a copy of which is on file in the Sandusky Fire Department, for the FY 2020 Staffing for Adequate Fire and Emergency Response (SAFER) grant Program funding and authorizes and directs the City Manager to execute any grant agreements and lawfully expend funds should they be awarded.

Section 2. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Resolution is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021



DEPARTMENT OF PUBLIC WORKS

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5829

www.ci.sandusky.oh.us

To: Eric Wobser, City Manager

From: Joshua R. Snyder, P.E.

Date: February 25, 2021

Subject: Commission Agenda Item – Permission to Bid, HVAC System Replacement at Fire Station #7

ITEM FOR CONSIDERATION: Requesting legislation authorizing the City to accept bids for the HVAC System Replacement at Fire Station #7.

BACKGROUND INFORMATION: The existing heating and cooling system at Fire Station #7, located at 3816 Venice Rd., has been problematic for some time. The staff who work and live here during their shifts are subject to deal with its inefficiencies daily. This is one of few City owned buildings that is staffed 24/7/365. Much of this system's duct work and venting is in place from the building's original construction in 1969. The furnace and AC Condenser were replaced once in 2005. This being the case, these units are about 16 years old. The in-floor ductwork is original from 1969, and deteriorated to the point of non-repair. In addition, a new energy efficient system will upgrade the air quality for the entire foot living portion of this building.

Work specifics include replacing duct work as necessary, installation of new grates/vents, new heating unit, new AC condenser unit, an air filtration/purification system to eradicate airborne viruses (specifically COVID-19) and all related electrical and plumbing to complete this. Collateral to this project, the suspended ceiling tile system and blow-in insulation will be damaged while installing the new system and will need replaced also.

BUDGETARY INFORMATION: The estimated cost of the project including inspection, advertising, construction, and miscellaneous costs, is \$47,000 and will be paid 100% out of the Community Development Block Grant – COVID 19 (AKA CDBG-CV) funds received through the CARES Act. These funds may ONLY be utilized for Public facility upgrades, supplies and PPE to prevent the spread of COVID 19. In this instance we are proposing this \$47,000 be utilized for a public facility safety upgrade, in this instance to prevent the spread of the COVID-19 virus at Fire Station #7.

ACTION REQUESTED: It is recommended that the proper legislation be approved accepting bids for the proposed HVAC System Replacement at Fire Station #7 and that the necessary legislation be passed under suspension of the rules and in accordance with Section 14 of the City Charter in order to receive bids and award the project in between heating and cooling season this Spring.

I concur with this recommendation:

Eric Wobser
City Manager

Aaron Klein
Director of Public Works

cc: M. Spriggs, Commission Clerk; B. Heil Law Director; M. Reeder, Finance Director

CERTIFICATE OF FUNDS

In the Matter of: CDBG HVAC- Fire Station #7

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the City of Sandusky under the foregoing Contract have been lawfully appropriated for such purposes and are in the treasury of the City of Sandusky or are in the process of collection to an appropriate fund, free from any previous encumbrances. This certificate is given compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Account #241-4447-53000

By: Michelle Reeder

Michelle Reeder

Finance Director

Dated: 3/4/2021

RESOLUTION NO. _____

A RESOLUTION DECLARING THE NECESSITY FOR THE CITY TO PROCEED WITH THE PROPOSED HVAC SYSTEM REPLACEMENT AT FIRE STATION #7 PROJECT; APPROVING THE SPECIFICATIONS AND ENGINEER'S ESTIMATE OF COST THEREOF; AND DIRECTING THE CITY MANAGER TO ADVERTISE FOR AND RECEIVE BIDS IN RELATION THERETO; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the existing heating and cooling system at Fire Station #7, located at 3816 Venice Road, has been problematic for some time and the original in-floor ductwork from 1969 has deteriorated to the point of non-repair; and

WHEREAS, the HVAC System Replacement at Fire Station #7 Project involves replacing duct work as necessary, installation of new grates/vents, new heating unit, new AC condenser unit, an air filtration/purification system to eradicate airborne viruses (specifically COVID-19) and all related electrical and plumbing for completion and additionally, the suspended ceiling tile system and blow-in insulation will be replaced due to the unavoidable damage during installing of the new system; and

WHEREAS, the total estimated cost for this project, including engineering, inspection, construction, and miscellaneous costs, is \$47,000.00 and will be paid with Community Development Block Grant Funds (CDBG-CV) received through the CARES Act; and

WHEREAS, this Resolution should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to bid the project, receive competitive prices and award the project this Spring, in between the heating and cooling seasons; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio, finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Resolution** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. The specifications and estimates of cost as prepared by the Director of Public Works and submitted to this City Commission, and which are now on file in the offices of the Director of Public Works and the Clerk of the City Commission, for the proposed HVAC System Replacement at Fire Station #7 Project, be and the same hereby are approved by this City Commission.

Section 2. This City Commission hereby declares it necessary to proceed with the proposed HVAC System Replacement at Fire Station #7 Project at the earliest

possible time.

Section 3. The City Manager is authorized and directed to advertise for and to receive bids in relation to the proposed HVAC System Replacement at Fire Station #7 Project as required by law.

Section 4. If any section, phrase, sentence, or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

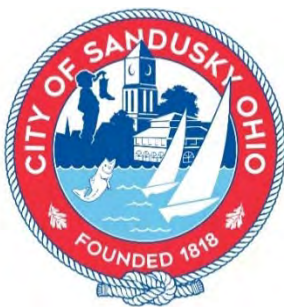
Section 5. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Resolution were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 6. That for the reasons set forth in the preamble hereto, this Resolution is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021



DEPARTMENT OF PUBLIC WORKS

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5829
www.ci.sandusky.oh.us

To: Eric Wobser, City Manager

From: Joshua R. Snyder, P.E.

Date: February 24, 2021

Subject: Commission Agenda Item- First Amendment to the Agreement with Mark Haynes Construction for the Emergency Shoreline Restoration Project

ITEM FOR CONSIDERATION: Requesting legislation for approval of a final agreement amendment for the Emergency Shoreline Restoration Project.

BACKGROUND INFORMATION: This project was awarded to Mark Haynes Construction, Inc. at the February 8, 2021 city commission meeting per ordinances 21-016 and 21-017 in the total amount of \$49,160.

This project provided for the restoration and shaping of the stone embankments along the end of Shoreline Park's "center" finger and the West side of the transient boat marina. These areas incurred erosion and washouts during the high-water years of Sandusky bay and Lake Erie during 2019 and 2020. Work was completed 2/19/21. This work will provide long-lasting protection of the shoreline and public property here on the edges of these City Parks.

This final agreement amendment, an increase in the amount of \$3,453.84, represents final quantities installed in the field by the contractor. Increases in stone quantities from the estimate can be attributed to the quantities of stone needed to get the depth required for proper supports. The engineer's estimate was based off stone quantities at assumed depths of the water, where stone was placed. Particularly in the Transient Marina's West shoreline area, abutting "Deep Water Marina", it took more stone to appropriately stabilize all areas affected by erosion. See attached summary sheet of all quantities used.

BUDGETARY INFORMATION: This final agreement amendment is an increase of \$3,453.84, which will revise the original total contract amount of \$49,160.00 (\$30,740.00 for Shoreline Park and \$18,420.00 at the Paper District Marina) to \$52,613.84 (\$20,701.04 for Shoreline Park and \$31,912.80 at the Paper District Marina), and will be paid from the City's Parks and Recreation Capital Projects Funds.

ACTION REQUESTED: It is requested that legislation be prepared to allow for the approval of a First Amendment to the current agreement due to an increase in work quantities for the Emergency Shoreline Restoration Project. It is further requested that this be passed in accordance with Section 14 of the City Charter so that the contractor can be paid for work already completed in the field and to close out the completed project.

I concur with this recommendation:

Eric Wobser

City Manager

Aaron Klein, P.E.

Director

cc: M. Spriggs, Commission Clerk; M. Reeder, Finance Director; B. Heil, Law Director

CERTIFICATE OF FUNDS

In the Matter of: Mark Haynes Shoreline Restoration

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the City of Sandusky under the foregoing Contract have been lawfully appropriated for such purposes and are in the treasury of the City of Sandusky or are in the process of collection to an appropriate fund, free from any previous encumbrances. This certificate is given compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Account #431-3700-55990

By: Michelle Reeder

Michelle Reeder

Finance Director

Dated: 3/4/2021

CITY OF SANDUSKY, OHIO
DEPARTMENT OF PUBLIC WORKS

Project: 2020 Emergency Shoreline Restoration Project
Construction Work Order No.: 1 & Final

CONTRACT: 2960
ORDINANCE NO. 21-016

Contractor: Mark Haynes Construction, Inc
3130 State Route 18 East
Norwalk, OH 44857


STREET OR LOCATON OF WORK: Center "finger" of Shoreline Park (ITEMS 1-9) , West edge of City Marina Property (ITEMS 10-17)

Order is hereby issued and accepted for the following additions to or deductions from the quantities as specified in the original contract.

Bid Item No.	Location	Plan Quantity	Actual Quantity	Difference in Quantity	Unit	Description	Unit Price	Bid Price	Actual Price	Total ADD/DED
1	Shoreline Park	1	1	0	LS	Insurance	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -
2		1	1	0	LS	Bonding	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -
3		200	185	15	TON	1-2 Ton Rock	\$ 64.00	\$ 12,800.00	\$ 11,831.04	\$ (968.96)
4		80	0	80	TON	"C" Rock	\$ 53.00	\$ 4,240.00	\$ -	\$ (4,240.00)
5		400	210	190	SF	Sidewalk removal and replacement	\$ 7.00	\$ 2,800.00	\$ 1,470.00	\$ (1,330.00)
6		200	0	200	SY	Topsoil Seed and Mulch	\$ 1.00	\$ 200.00	\$ -	\$ (200.00)
7		1	1	0	LS	Fabric	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
8		1	0	1	LS	SWPPP	\$ 800.00	\$ 800.00	\$ -	\$ (800.00)
9		1	0	1	LS	Contingency	\$ 2,500.00	\$ 2,500.00	\$ -	\$ (2,500.00)
10	Transient Marina	1	1	0	LS	Insurance	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -
11		1	0.5	1	LS	Bonding	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ (1,500.00)
12		100	419	-319	TON	1-2 Ton Rock	\$ 64.00	\$ 6,400.00	\$ 26,812.80	\$ 20,412.80
13		40	0	40	TON	"C" Rock	\$ 53.00	\$ 2,120.00	\$ -	\$ (2,120.00)
14		100	0	100	SY	Topsoil Seed and Mulch	\$ 3.00	\$ 300.00	\$ -	\$ (300.00)
15		1	1	0	LS	Fabric	\$ 600.00	\$ 600.00	\$ 600.00	\$ -
16		1	0	1	LS	SWPPP	\$ 500.00	\$ 500.00	\$ -	\$ (500.00)
17		1	0	1	LS	Contingency	\$ 2,500.00	\$ 2,500.00	\$ -	\$ (2,500.00)

Explanation: Change order & Contingency reflects work performed in the field.

Total Difference \$ 3,453.84

Accepted:  Date: Feb. 24, 2021, 2021
Contractor

Accepted: _____ Date: _____, 2021
City Engineer

Original Contract Price = \$ 49,160.00
Contract Price after CO1 = \$ 52,613.84
% Increase = 7.0%
Original Budget/Estimate = \$ 60,000.00
% Increase = -12.3%

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A FIRST AMENDMENT TO THE CONTRACT FOR EMERGENCY SHORELINE RESTORATION SERVICES WITH MARK HAYNES CONSTRUCTION OF NORWALK, OHIO; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the west side of the Amphitheater at the Paper District Marina and the center “finger” of Shoreline Park were in dire need of shoreline protection due to continued erosion and loss of land due largely to high water levels in recent years and wave-action from the bay; and

WHEREAS, it was crucial that the shoreline restoration work be performed as soon as possible to protect the shoreline and prevent further erosion and to safeguard the City’s investments in this area; and

WHEREAS, pursuant to the Ohio Revised Code, the emergency nature of the shoreline restoration work obviated the necessity to comply with formal competitive bidding and advertising and as a result quotes were received and evaluated and the quotes from Mark Haynes Construction of Norwalk, Ohio, were determined to be the lowest and best; and

WHEREAS, the emergency work along the tip of the center “finger” at Shoreline Park consisted of shaping the embankment and tying large stone into the subgrade in combination with fabric material and smaller stone to “lock in” the larger stone and will extend about 360 linear feet; and

WHEREAS, this City Commission approved the emergency shoreline restoration work to be performed at Shoreline Park by Mark Haynes Construction of Norwalk, Ohio, by Ordinance No. 21-016, passed on February 8, 2021; and

WHEREAS, the emergency work along the west side of the Amphitheater at the Paper District Marina consisted of shaping the embankment and tying large stone into the subgrade in combination with fabric material and smaller stone to “lock in” the larger stone, extending about 170 linear feet; and

WHEREAS, this City Commission approved the emergency shoreline restoration work to be performed at the Amphitheater at the Paper District Marina by Mark Haynes Construction of Norwalk, Ohio, by Ordinance No. 21-017, passed on February 8, 2021; and

WHEREAS, the proposed First Amendment reflects the actual work performed in the field by the contractor and the actual quantities used; and

WHEREAS, the original contract with Mark Haynes Construction, Inc. was \$49,160.00 (\$30,740.00 for Shoreline Park and \$18,420.00 at the Paper District Marina) and the amended contract is \$52,613.84 (\$20,701.04 for Shoreline Park and \$31,912.80 at the Paper District Marina) for an increase of \$3,453.84 which will be paid with funds from the Parks and Recreation Capital Projects Fund; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter in order to make payment to contractor in a timely manner for work already

performed and to close out the completed project; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. The City Manager is authorized and directed to enter into a First Amendment to the Contract for Emergency Shoreline Restoration Services with Mark Haynes Construction, Inc., of Norwalk, Ohio, for actual costs for the emergency shoreline restoration work performed at Shoreline Park and on the west side of the Amphitheater at the Paper District Marina substantially in the same form as attached to this Ordinance, marked Exhibit "1", and specifically incorporated as if fully rewritten herein, together with any revisions or additions as are approved by the Law Director as not being substantially adverse to the City and consistent with carrying out the terms of this Ordinance.

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST: _____
MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021

FIRST AMENDMENT TO CONTRACT FOR
EMERGENCY SHORELINE RESTORATION SERVICES

This First Amendment to the Contract for Emergency Shoreline Restoration Services, herein referred to as "Contract", is made on and entered into on this _____ day of _____ 2021, between the City of Sandusky, Ohio, a Chartered Municipal Corporation of the State of Ohio, herein referred to as "City", and Mark Haynes Construction, Inc., with its principal place of business at 3130 State Route 18 E., Norwalk, Ohio, 44857, herein referred to as "Contractor".

WHEREAS, the City and Contractor entered into a Contract for emergency shoreline restoration work to be performed on the center "finger" of Shoreline Park and on the west side of the Amphitheater at the Paper District Marina on February 9, 2021;

WHEREAS, the work was completed on February 19, 2021, at a cost of \$52,613.84, reflecting the actual work performed in the field by the contractor and the actual quantities used; and

WHEREAS, the City and Contractor desire to amend Section Two (Compensation), of the Contract to compensate Contractor for actual costs;

WHEREAS, pursuant to Section Eight (Entire Agreement / Modification) of the Contract, modifications may only be made in writing upon execution by both City and Contractor; and

NOW THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Section Two (Compensation) of the Lease Agreement shall be amended as follows:

City shall pay Contractor for the performance of the work specified in this contract, and Contractor shall accept as full compensation for this performance, the following sum for all work, payment to be made in the manner indicated: ~~Thirty Thousand Seventy Hundred Forty and 00/100 Dollars (\$30,740.00)~~ **Twenty Thousand Seven Hundred One and 04/100 Dollars (\$20,701.04)** for the emergency work at Shoreline Park and ~~Eighteen Thousand Four Hundred Twenty and 00/100 Dollars (\$18,420.00)~~ **Thirty One**

Thousand Nine Hundred Twelve and 80/100 Dollars (\$31,912.80) for the emergency work at the Paper District Marina for a total amount **not to exceed** ~~Forty Nine Thousand One Hundred Sixty and 00/100 Dollars (\$49,160.00)~~ **Fifty Two Thousand Six Hundred Thirteen and 84/100 Dollars (\$52,613.84)** to be paid thirty (30) days from receipt of invoice.

2. All other terms of Section Two (Compensation) of the Contract shall remain unchanged.
4. All other terms and provision of the original Contract shall remain unchanged and in full force and effect during the duration of the Agreement.

In witness whereof, the Contractor and the City have executed this contract form.

Date: _____

Contractor:
Mark Haynes Construction, Inc.

By: _____
(Authorized Signature)

(Print Name & Title)

Date: _____

City of Sandusky:

By: _____
Eric L. Wobser
City Manager

Approval: The legal form and correctness of the
within instrument is hereby approved.

Brendan L. Heil (#0091991)
Law Director, City of Sandusky



DEPARTMENT OF PUBLIC WORKS

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5829
www.ci.sandusky.oh.us

To: Eric Wobser, City Manager

From: Joshua R. Snyder, PE, Assistant City Engineer

Date: February 25, 2021

Subject: Commission Agenda Item – Purchase & Installation of new generator controls at the Waste Water Treatment Plant (WWTP)

ITEM FOR CONSIDERATION: Legislation authorizing the purchase and installation of new generator control unit at the Waste Water Treatment Plant (WWTP).

BACKGROUND INFORMATION: Requesting legislation authorizing the the expenditure of funds for generator controls replacement at the Wastewater Treatment Plant (WWTP) Plant Dewatering Building through a joint purchasing program, authorized by the Ohio Revised Code, section 9.48 “joint purchasing program”. Sourcewell has more than 50,000 government, education and nonprofit members of their cooperative purchasing program. Sourcewell holds hundreds of competitively solicited cooperative contracts ready for use.

The 750kW Cummins generator at the dewatering building, installed in the fall of 2002, is a redundant power source for a critical process in treating wastewater. The existing control panel and power transfer control are not working properly, even after multiple repairs in recent years by certified technicians. Currently, in the event of a power outage and despite the generator engine running, the plant would lose power. Per multiple certified repair companies, the original controls are obsolete due to its age, so replacement and repair parts cannot be found.

Through cooperative purchasing’s Sourcewell Contract #120617-CMM, Quotation O-216513-Q-31429, Cummins, Inc. of Shoreview, Minnesota has controls and the power transfer control that will retrofit the existing generator engine, which is in good repair. The City of Sandusky is Sourcewell member # 68351.

BUDGETARY INFORMATION: The cost for new generator controls and power transfer control, installed is \$60,294.00 and shall be paid for with Sewer Funds. This expenditure will be included in the 5-Year Capital Improvement Plan.

ACTION REQUESTED: It is recommended that proper legislation be prepared and approved for the purchase and installation of new generator controls a new power transfer control and that the necessary legislation be passed under suspension of the rules and in accordance with Section 14 of

the City Charter to expedite the order and to allow for product lead times and to ensure continuous power in any event.

I concur with this recommendation:

Eric Wobser
City Manager

Aaron M. Klein, PE
Director of Public Works/City Engineer

cc: M. Spriggs, Commission Clerk; M. Reeder, Finance Director; B. Heil, Law Director



CERTIFICATE OF FUNDS

In the Matter of: Generator for WWTP

IT IS HEREBY CERTIFIED that the moneys required to meet the obligations of the City of Sandusky under the foregoing Contract have been lawfully appropriated for such purposes and are in the treasury of the City of Sandusky or are in the process of collection to an appropriate fund, free from any previous encumbrances. This certificate is given compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.

Account #613-5430-54090

By: Michelle Reeder

Michelle Reeder

Finance Director

Dated: 3/4/2021



Quotation : O-216513-Q-31429
Quote doc: Q-31429-20210224-0925

February 24, 2021

Quote for

Josh Snyder
City of Sandusky
240 COLUMBUS AVE
SANDUSKY Ohio 44870-2604
United States

Prepared by

Jeff Houlahan
Power Generation Sales
7585 Northfield Road
Cleveland OH 44146
United States
Phone: (440) 735-2105
www.cummins.com

Quote for: Sandusky WWTP Control Upgrade (Sourcewell 120617-CMM)

Quote valid until: April 25, 2021

Thank you for your inquiry. We are pleased to quote as follows.

ITEM NUMBER	DESCRIPTION	Quantity
Control Upgrade to PCC 3300 with Power Transfer Control		
<p>Cummins Sales and Service is pleased to offer this quotation to upgrade the control on the existing Cummins generator set model 750 DFHA, sn. H020408165, and Cummins PLTE Transfer Switch, sn. G020396760. The scope includes upgrading the PCC 3100 generator control to a PCC 3300, and replacing the control system in the PLTE transfer switch with the Power Transfer Control contained in the new PCC 3300. The scope is replacing the controls only, reusing the switchgear breaker pair. The doors on the transfer switch will be replaced and will include a new remote HMI as well as utility protective relay. The PCC 3300 control and Power Transfer Control are detailed on the attached specification sheet.</p>		
Grand Total.....\$ 60,294.00.		
Notes, Clarifications and SCADA Option:		
<ol style="list-style-type: none">1. The SEL751 protective relay is to be setup and calibrated by others. We do not provide that service.2. An electrician will be required to pull additional DC and communication conduit/wiring between the existing generator and the existing switchgear.3. SCADA monitoring capability for the three gensets and switches, with basic source available and switch position monitoring on the switch tied to the 2009 genset due to switch control capability. Update the Eaton ATS control on the 1998 genset to provide SCADA monitoring capability - Add \$ 27,876.00 to the base price.4. An electrician will be required to pull new DC and communication conduit/wiring from the existing generators/annunciator to the point of SCADA interface.5. There will be downtime with no generator available for 1 day during the control upgrade. Every attempt will be made to restore at a minimum open-transition automatic service nightly, but manual operation may be required. Full restoration of soft closed-transition operation will be 1-2 weeks.		



Note: Totals above do not include taxes, and will be added if applicable.

NOTES AND EXCEPTIONS:

Proposal is for equipment upgrade only, all interconnect wiring by others as referenced above.
Fuel and permits, unless listed above, is not included.
Cummins Standard Start-up and testing is included. Additional tests, such as NETA testing, if required, is by others
Coordination Study not provided.

Please feel free to contact me if you require any additional information; or if you have any further questions or concerns that I may be of assistance with.

Thank you for choosing Cummins.

Submitted by:
Cummins Sales and Service

Jeff Houlahan

Name: Jeff Houlahan
Email: an135@cummins.com
Cell: (440) 735-2105
Office: Cummins Sales and Service



SUBMITTALS. An order for the equipment covered by this quotation will be accepted on a hold for release basis. Your order will not be released and scheduled for production until written approval to proceed is received in our office. Such submittal approval shall constitute acceptance of the terms and conditions of this quotation unless the parties otherwise agree in writing.

THERE ARE ADDITIONAL CONTRACT TERMS AND CONDITIONS ATTACHED TO THIS QUOTATION, INCLUDING LIMITATIONS OF WARRANTIES AND LIABILITIES, WHICH ARE EXPRESSLY INCORPORATED HEREIN. BY ACCEPTING THIS QUOTATION, CUSTOMER ACKNOWLEDGES THAT THE CONTRACT TERMS AND CONDITIONS HAVE BEEN READ, FULLY UNDERSTOOD AND ACCEPTED.

Authorized Signature

Date

Company Name

Printed Name & Title

Purchase Order No



TERMS AND CONDITIONS FOR SALE OF POWER GENERATION EQUIPMENT

These Terms and Conditions for Sale of Power Generation Equipment, together with the Quote, Sales Order, and/or Credit Application on the front side or attached hereto, are hereinafter referred to as this "Agreement" and shall constitute the entire agreement between the customer identified in the quote ("Customer") and Cummins Inc. ("Cummins") and supersede any previous representation, statements, agreements or understanding (oral or written) between the parties with respect to the subject matter of this Agreement. No prior inconsistent course of dealing, course of performance, or usage of trade, if any, constitutes a waiver of, or serves to explain or interpret, the Terms and Conditions set forth in this Agreement. Electronic transactions between Customer and Cummins will be solely governed by the Terms and Conditions of this Agreement, and any terms and conditions on Customer's website or other internet site will be null and void and of no legal effect on Cummins. In the event Customer delivers, references, incorporates by reference, or produces any purchase order or document, any terms and conditions related thereto shall be null and void and of no legal effect on Cummins.

SCOPE

Cummins shall supply power generation equipment and any related parts, materials and/or services expressly identified in this Agreement (collectively, "Equipment"). No additional services, parts or materials are included in this Agreement unless agreed upon by the parties in writing. Any Quote is valid for 60 days. The price is firm provided drawings are approved and returned within 60 days after submission and ship date is not extended beyond published lead times. Any delays may result in escalation charges. A Sales Order for Equipment is accepted on hold for release basis. The Sales Order will not be released and scheduled for production until written approval to proceed is received. A Quote is limited to plans and specifications section set forth in the Quote. No other sections shall apply. Additional requirements for administrative items may require additional costs. The Quote does not include off unit wiring, off unit plumbing, offloading, rigging, installation, exhaust insulation or fuel, unless otherwise stated.

SHIPPING; DELIVERY; DELAYS

Unless otherwise agreed in writing by the parties, Equipment shall be delivered FOB origin, freight prepaid to first destination. For consumer and mobile products, freight will be charged to Customer. Unless otherwise agreed to in writing by the parties, packaging method, shipping documents and manner, route and carrier and delivery shall be as Cummins deems appropriate. Cummins may deliver in installments. A reasonable storage fee, as determined by Cummins, may be assessed if delivery of the Equipment is delayed, deferred, or refused by Customer. Offloading, handling, and placement of Equipment and crane services are the responsibility of Customer and not included unless otherwise stated. All shipments are made within normal business hours, Monday through Friday. Any delivery, shipping, installation, or performance dates indicated in this Agreement are estimated and not guaranteed. Further, delivery time is subject to confirmation at time of order and will be in effect after engineering drawings have been approved for production. Cummins shall use best efforts to meet estimated dates, but shall not be liable to customer or any third party for any delay in delivery, shipping, installation, or performance, however occasioned, including any delays in performance that result directly or indirectly from acts of Customer or any unforeseen event, circumstance, or condition beyond Cummins' reasonable control including, but not limited to, acts of God, actions by any government authority, civil strife, fires, floods, windstorms, explosions, riots, natural disasters, embargos, wars, strikes or other labor disturbances, civil commotion, terrorism, sabotage, late delivery by Cummins' suppliers, fuel or other energy shortages, or an inability to obtain necessary labor, materials, supplies, equipment or manufacturing facilities.

AS A RESULT OF THE OUTBREAK OF THE DISEASE COVID-19 ARISING FROM THE NOVEL CORONAVIRUS, TEMPORARY DELAYS IN DELIVERY, LABOUR OR SERVICES FROM CUMMINS AND ITS SUB-SUPPLIERS OR SUBCONTRACTORS MAY OCCUR. AMONG OTHER FACTORS, CUMMINS' DELIVERY OBLIGATIONS ARE SUBJECT TO CORRECT AND PUNCTUAL SUPPLY FROM OUR SUB-SUPPLIERS OR SUBCONTRACTORS, AND CUMMINS RESERVES THE RIGHT TO MAKE PARTIAL DELIVERIES OR MODIFY ITS LABOUR OR SERVICE. WHILE CUMMINS SHALL MAKE EVERY COMMERCIALY REASONABLE EFFORT TO MEET THE DELIVERY, SERVICE OR COMPLETION OBLIGATIONS SET FORTH HEREIN, SUCH DATES ARE SUBJECT TO CHANGE.

PAYMENT TERMS; CREDIT; RETAINAGE

Unless otherwise agreed to by the parties in writing and subject to credit approval by Cummins, payments are due thirty (30) days from the date of the invoice. If Customer does not have approved credit with Cummins, as solely determined by Cummins, payments are due in advance or at the time of supply of the Equipment. If payment is not received when due, in addition to any rights Cummins may have at law, Cummins may charge Customer eighteen percent (18%) interest annually on late payments, or the maximum amount allowed by law. Customer agrees to pay Cummins' costs and expenses (including reasonable attorneys' fees) related to Cummins' enforcement and collection of unpaid invoices, or any other enforcement of this Agreement by Cummins. Retainage is not acceptable nor binding, unless required by statute or accepted and confirmed in writing by Cummins prior to shipment.

TAXES; EXEMPTIONS

Unless otherwise stated, the Quote excludes all applicable local, state and federal sales and/or use taxes, permits and licensing. Customer must provide a valid resale or exemption certificate prior to shipment of Equipment or applicable taxes will be added to the invoice.

TITLE; RISK OF LOSS

Unless otherwise agreed in writing by the parties, title and risk of loss for the Equipment shall pass to Customer upon delivery of the Equipment by Cummins to freight carrier or to Customer at pickup at Cummins' facility.

INSPECTION AND ACCEPTANCE

Customer shall inspect the Equipment upon delivery, before offloading, for damage, defects, and shortage. Any and all claims which could have been discovered by such inspection shall be deemed absolutely and unconditionally waived unless noted by Customer on the bill of lading. Where Equipment is alleged to be non-conforming or defective, written notice of defect must be given to Cummins within three (3) days from date of delivery after which time Equipment shall be deemed accepted. Cummins shall have a commercially reasonable period of time in which to correct such non-conformity or defect. If non-conformity or defect is not eliminated to Customer's satisfaction, Customer may reject the Equipment (but shall protect the Equipment until returned to Cummins) or allow Cummins another opportunity to undertake corrective action. In the event startup of the Equipment is included in the services, acceptance shall be deemed to have occurred upon successful startup.

LIEN; SECURITY AGREEMENT

Customer agrees that Cummins retains all statutory lien rights. To secure payment, Customer grants Cummins a Purchase Money Security Interest in the Equipment. If any portion of the balance is due to be paid following delivery, Customer agrees to execute and deliver such security agreement, financing statements, deed of trust and such other documents as Cummins may request from time to time in order to permit Cummins to obtain and maintain a perfected security interest in the Equipment; or in the alternative, Customer grants Cummins a power of attorney to execute and file all financing statements and other documents needed to perfect this security interest. Cummins may record this Agreement, bearing Customer's signature, or copy of this Agreement in lieu of a UCC-1, provided that it shall not constitute an admission by Cummins of the applicability or non-applicability of the UCC nor shall the failure to file this form or a UCC-1 in any way affect, alter, or invalidate any term, provision, obligation or liability under this Agreement. The security interest shall be superseded if Customer and Cummins enter into a separate security agreement for the Equipment. Prior to full payment of the balance due, Equipment will be kept at Customer's location noted in this Agreement, will not be moved without prior notice to Cummins, and is subject to inspection by Cummins at all reasonable times.

CANCELLATION; CHARGES

Orders placed with and accepted by Cummins may not be cancelled except with Cummins' prior written consent. If Customer seeks to cancel all or a portion of an order placed pursuant to this Agreement, and Cummins accepts such cancellation in whole or in part, Customer shall be assessed cancellation charges as follows: (i) 10% of total order price if cancellation is received in Cummins' office after Cummins has provided submittals and prior to releasing equipment to be manufactured; (ii) 25% of total order price if cancellation is received in Cummins' office after receipt of submittal release to order, receipt of a purchase order for a generator already on order with the factory, or is asked to make any hardware changes to the equipment already on order with the factory; (iii) 50% of total order price if cancellation is received in Cummins' office 60 or fewer days before the scheduled shipping date on the order; or (iv) 100% of total order price if cancellation is received in Cummins' office after the equipment has shipped from the manufacturing plant.

MANUALS

Unless otherwise stated, electronic submittals and electronic operation and maintenance manuals will be provided, and print copies may be available upon Customer's request at an additional cost.

TRAINING; START UP SERVICES; INSTALLATION

Startup services, load bank testing, and owner training are not provided unless otherwise stated. Site startup will be subject to the account being current and will be performed during regular Cummins business hours, Monday to Friday. Additional charges may be added for work requested to be done outside standard business hours, on weekends, or holidays. One visit is allowed unless specified otherwise in the Quote. A minimum of two-week prior notice is required to schedule site startups and will be subject to prior commitments and equipment and travel availability. A signed site check sheet confirming readiness will be required, and Cummins personnel may perform an installation audit prior to the startup being completed. Any issues identified by the installation audit shall be corrected at the Customer's expense prior to the start-up. Portable load banks for site test (if offered in the Quote) are equipped with only 100 feet of cable. Additional lengths may be arranged at an extra cost. Cummins is not responsible for any labor or materials charged by others associated with start-up and installation of Equipment, unless previously agreed upon in writing. Supply of fuel for start-up and/or testing, fill-up of tank after start up, or change of oil is not included unless specified in the Quote. All installation/execution work at the site including, but not limited to: civil, mechanical, electrical, supply of wall thimbles, exhaust extension pipe, elbows, hangers, expansion joints, insulation and cladding materials, fuel/oil/cooling system piping, air ducts, and louvers/dampers is not included unless specified in the Quote. When an enclosure or sub-base fuel tank (or both) are supplied, the openings provided for power cable and fuel piping entries, commonly referred to as "stub-ups", must be sealed at the site by others before commissioning. All applications, inspections and/or approvals by authorities are to be arranged by Customer.

MANUFACTURER'S WARRANTY

Equipment purchased hereunder is accompanied by an express written manufacturer's warranty ("Warranty") and, except as expressly provided in this Agreement, is the only warranty offered on the Equipment. A copy of the Warranty is available upon request. While this Agreement and the Warranty are intended to be read and applied in conjunction, where this Agreement and the Warranty conflict, the terms of the Warranty shall prevail.

WARRANTY PROCEDURE

Prior to the expiration of the Warranty, Customer must give notice of a warrantable failure to Cummins and deliver the defective Equipment to a Cummins location or other location authorized and designated by Cummins to make the repairs during regular business hours. Cummins shall not be liable for towing charges, maintenance items such as oil filters, belts, hoses, etc., communication expenses, meals, lodging, and incidental expenses incurred by Customer or employees of Customer, "downtime" expenses, overtime expenses, cargo damages and any business costs and losses of revenue resulting from a warrantable failure.

Quotation: O-216513-Q-31429



LIMITATIONS ON WARRANTIES

THE REMEDIES PROVIDED IN THE WARRANTY AND THIS AGREEMENT ARE THE SOLE AND EXCLUSIVE WARRANTIES AND REMEDIES PROVIDED BY CUMMINS TO THE CUSTOMER UNDER THIS AGREEMENT. EXCEPT AS SET OUT IN THE WARRANTY AND THIS AGREEMENT, AND TO THE EXTENT PERMITTED BY LAW, CUMMINS EXPRESSLY DISCLAIMS ALL OTHER REPRESENTATIONS, WARRANTIES, ENDORSEMENTS, AND CONDITIONS OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY STATUTORY OR COMMON LAW IMPLIED REPRESENTATIONS, WARRANTIES AND CONDITIONS OF FITNESS FOR A PURPOSE OR MERCHANTABILITY.

The limited warranty does not cover Equipment failures resulting from: (a) inappropriate use relative to designated power rating; (b) inappropriate use relative to application guidelines; (c) inappropriate use of an EPA-SE application generator set relative to EPA's standards; (d) normal wear and tear; (e) improper and/or unauthorized installation; (f) negligence, accidents, or misuse; (g) lack of maintenance or unauthorized or improper repair; (h) noncompliance with any Cummins published guideline or policy; (i) use of improper or contaminated fuels, coolants, or lubricants; (j) improper storage before and after commissioning; (k) owner's delay in making Equipment available after notification of potential Equipment problem; (l) replacement parts and accessories not authorized by Cummins; (m) use of battle short mode; (n) owner or operator abuse or neglect such as: operation without adequate coolant, fuel, or lubricants; over fueling; over speeding; lack of maintenance to lubricating, fueling, cooling, or air intake systems; late servicing and maintenance; improper storage, starting, warm-up, running, or shutdown practices, or for progressive damage resulting from a defective shutdown or warning device; or (o) damage to parts, fixtures, housings, attachments and accessory items that are not part of the generating set.

IDEMNITY

Customer shall indemnify, defend and hold harmless Cummins from and against any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, brought against or incurred by Cummins related to or arising out of this Agreement or the Equipment supplied under this Agreement (collectively, the "Claims"), where such Claims were caused or contributed to by, in whole or in part, the acts, omissions, fault or negligence of the Customer. Customer shall present any Claims covered by this indemnity to its insurance carrier unless Cummins directs that the defense will be handled by Cummins' legal counsel at Customer's expense.

LIMITATION OF LIABILITY

NOTWITHSTANDING ANY OTHER TERM OF THIS AGREEMENT, IN NO EVENT SHALL CUMMINS, ITS OFFICERS, DIRECTORS, EMPLOYEES, OR AGENTS BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES OF ANY KIND (INCLUDING WITHOUT LIMITATION DOWNTIME, LOSS OF PROFIT OR REVENUE, LOSS OF DATA, LOSS OF OPPORTUNITY, DAMAGE TO GOODWILL, ENHANCED DAMAGES, MONETARY REQUESTS RELATING TO RECALL EXPENSES AND REPAIRS TO PROPERTY, AND/OR DAMAGES CAUSED BY DELAY) IN ANY WAY RELATED TO OR ARISING FROM CUMMINS' SUPPLY OF EQUIPMENT UNDER THIS AGREEMENT OR THE USE OR PERFORMANCE OF EQUIPMENT SUPPLIED UNDER THIS AGREEMENT. IN NO EVENT SHALL CUMMINS' LIABILITY TO CUSTOMER OR ANY THIRD PARTY CLAIMING DIRECTLY THROUGH CUSTOMER OR ON CUSTOMER'S BEHALF UNDER THIS AGREEMENT EXCEED THE TOTAL COST OF EQUIPMENT SUPPLIED BY CUMMINS UNDER THIS AGREEMENT GIVING RISE TO THE CLAIM. BY ACCEPTANCE OF THIS AGREEMENT, CUSTOMER ACKNOWLEDGES CUSTOMER'S SOLE REMEDY AGAINST CUMMINS FOR ANY LOSS SHALL BE THE REMEDY PROVIDED HEREIN EVEN IF THE EXCLUSIVE REMEDY UNDER THE WARRANTY IS DEEMED TO HAVE FAILED OF ITS ESSENTIAL PURPOSE.

DEFAULT; REMEDIES

Customer shall be in breach and default if: (a) any of the payments or amounts due under this Agreement are not paid; (b) Customer fails to comply, perform, or makes any misrepresentation relating to any of the Customer's obligations or covenants under this Agreement; or (c) prior to full payment of the balance due, Customer ceases to do business, becomes insolvent, makes an assignment for the benefit of its creditors, appoints a receiver, commences an action for dissolution or liquidation, or becomes subject to bankruptcy proceedings, or the Equipment is attached, levied upon, seized under legal process, is subjected to a lien or encumbrance, or transferred by operation of law or otherwise to anyone other than Cummins.

Upon the occurrence of any event of Customer's default, Cummins, at its sole option and without notice, shall have the right to exercise concurrently or separately any one or all of the following remedies, which shall be cumulative and not alternative: (a) to declare all sums due, and to become due, under this Agreement immediately due and payable; (b) to commence legal proceedings, including collection actions and specific performance proceedings, to enforce performance by Customer of any and all provisions of this Agreement, and to be awarded damages or injunctive relief for the Customer's breach; (c) to require the Customer to deliver the Equipment to Cummins' branch specified on the face of this Agreement; (d) to exercise one or more of the rights and remedies available to a secured party under applicable law; and (e) to enter, without notice or liability or legal process, onto any premises where the Equipment may be located, using force permitted by law, and there to disconnect, remove and repossess the Equipment, the Customer having waived further right to possession after default. A waiver of any event of default by Cummins shall not be a waiver as to any other or subsequent default.

CUSTOMER REPRESENTATIONS; RELIANCE

Customer is responsible for obtaining, at its cost, permits, import licenses, and other consents in relation to the Equipment, and if requested by Cummins, Customer shall make these permits, licenses, and consents available to Cummins prior to shipment. Customer represents that it is familiar with the Equipment and understands operating instructions and agrees to perform routine maintenance services. Until the balance is paid in full, Customer shall care for the Equipment properly, maintain it in good operating condition, repair and appearance; and Customer shall use it safely and within its rated capacity and only for purpose it was designed. Even if Customer's purchase of Equipment from Cummins under this Agreement is based, in whole or in part, on specifications, technical information, drawings, or written or verbal advice of any type from third parties, Customer has sole responsibility for the accuracy, correctness and completeness of such specifications, technical information, drawings, or advice. Cummins make no warranties or representations respecting the accuracy, correctness and completeness of any specifications, technical information, drawings, advice or other information provided by Cummins. Cummins makes no warranties or representations respecting the suitability, fitness for intended use, compatibility, integration or installation of any Equipment supplied under this Agreement. Customer has sole responsibility for intended use, for installation and design and performance where it is part of a power, propulsion, or other system. Limitation of warranties and remedies and all disclaimers apply to all such technical information, drawings, or advice. Customer acknowledges and agrees by accepting delivery of the Equipment that the Equipment purchased is of the size, design, capacity and manufacture selected by the Customer, and that Customer has relied solely on its own judgment in selecting the Equipment.

CONFIDENTIALITY

Each party shall keep confidential any information received from the other that is not generally known to the public and at the time of disclosure, would reasonably be understood by the receiving party to be proprietary or confidential, whether disclosed in oral, written, visual, electronic, or other form, and which the receiving party (or agents) learns in connection with this Agreement including, but not limited to: (a) business plans, strategies, sales, projects and analyses; (b) financial information, pricing, and fee structures; (c) business processes, methods, and models; (d) employee and supplier information; (e) specifications; and (f) the terms and conditions of this Agreement. Each party shall take necessary steps to ensure compliance with this provision by its employees and agents.

GOVERNING LAW AND JURISDICTION

This Agreement and all matters arising hereunder shall be governed by and construed in accordance with the laws of the State of Indiana without giving effect to any choice or conflict of law provision. The parties agree that the courts of the State of Indiana shall have exclusive jurisdiction to settle any dispute or claim arising in connection with this Agreement.

INSURANCE

Upon Customer's request, Cummins will provide to Customer a Certificate of Insurance evidencing Cummins' relevant insurance coverage.

ASSIGNMENT

This Agreement shall be binding on the parties and their successors and assigns. Customer shall not assign this Agreement without the prior written consent of Cummins.

INTELLECTUAL PROPERTY

Any intellectual property rights created by either party, whether independently or jointly, in the course of the performance of this Agreement or otherwise related to Cummins pre-existing intellectual property or subject matter related thereto, shall be Cummins' property. Customer agrees to assign, and does hereby assign, all right, title, and interest to such intellectual property to Cummins. Any Cummins pre-existing intellectual property shall remain Cummins' property. Nothing in this Agreement shall be deemed to have given Customer a license or any other rights to use any of the intellectual property rights of Cummins.

MISCELLANEOUS

Cummins shall be an independent contractor under this Agreement. All notices under this Agreement shall be in writing and be delivered personally, mailed via first class certified or registered mail, or sent by a nationally recognized express courier service to the addresses set forth in this Agreement. No amendment of this Agreement shall be valid unless it is in writing and signed by the parties hereto. Failure of either party to require performance by the other party of any provision hereof shall in no way affect the right to require such performance at any time thereafter, nor shall the waiver by a party of a breach of any of the provisions hereof constitute a waiver of any succeeding breach. Any provision of this Agreement that is invalid or unenforceable shall not affect the validity or enforceability of the remaining terms hereof. These terms are exclusive and constitute entire agreement. Customer acknowledges that the provisions were freely negotiated and bargained for and Customer has agreed to purchase of the Equipment pursuant to these terms and conditions. Acceptance of this Agreement is expressly conditioned on Customer's assent to all such terms and conditions. Neither party has relied



on any statement, representation, agreement, understanding, or promise made by the other except as expressly set out in this Agreement. In the event of a conflict in the terms of this Agreement with any Customer terms or conditions or agreement (whether referenced in an order submitted by Customer as the terms that govern the purchase of the Equipment or otherwise) or any terms set forth in any other documentation of Customer with respect to the Equipment, the terms of this Agreement shall govern. Cummins may incur additional charges which will be passed on to the Customer, as applicable.

COMPLIANCE

Customer shall comply with all laws applicable to its activities under this Agreement, including, without limitation, any and all applicable federal, state, and local anti-bribery, environmental, health, and safety laws and regulations then in effect. Customer acknowledges that the Equipment, and any related technology that are sold or otherwise provided hereunder may be subject to export and other trade controls restricting the sale, export, re-export and/or transfer, directly or indirectly, of such Equipment or technology to certain countries or parties, including, but not limited to, licensing requirements under applicable laws and regulations of the United States, the United Kingdom and other jurisdictions. It is the intention of Cummins to comply with these laws, rules, and regulations. Any other provision of this Agreement to the contrary notwithstanding, Customer shall comply with all such applicable all laws relating to the cross-border movement of goods or technology, and all related orders in effect from time to time, and equivalent measures. Customer shall act as the importer of record with respect to the Equipment and shall not resell, export, re-export, distribute, transfer, or dispose of the Equipment or related technology, directly or indirectly, without first obtaining all necessary written permits, consents, and authorizations and completing such formalities as may be required under such laws, rules, and regulations. In addition, Cummins has in place policies not to distribute its products for use in certain countries based on applicable laws and regulations including but not limited to UN, U.S., UK, and European Union regulations. Customer undertakes to perform its obligations under this Agreement with due regard to these policies. Strict compliance with this provision and all laws of the territory pertaining to the importation, distribution, sales, promotion and marketing of the Equipment is a material consideration for Cummins entering into this Agreement with Customer and continuing this Agreement for its term. Customer represents and warrants that it has not and shall not, directly or through any intermediary, pay, give, promise to give or offer to give anything of value to a government official or representative, a political party official, a candidate for political office, an officer or employee of a public international organization or any other person, individual or entity at the suggestion, request or direction or for the benefit of any of the above-described persons and entities for the purposes of inducing such person to use his influence to assist Cummins in obtaining or retaining business or to benefit Cummins or any other person in any way, and will not otherwise breach any applicable laws relating to anti-bribery. Any failure by Customer to comply with these provisions will constitute a default giving Cummins the right to immediate termination of this Agreement and/or the right to elect not to recognize the warranties associated with the Equipment. Customer shall accept full responsibility for any and all civil or criminal liabilities and costs arising from any breaches of those laws and regulations and will defend, indemnify, and hold Cummins harmless from and against any and all fines, penalties, claim, damages, liabilities, judgments, costs, fees, and expenses incurred by Cummins or its affiliates as a result of Customer's breach.

To the extent applicable, this contractor and subcontractor shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The employee notice requirements set forth in 29 CFR Part 471, Appendix A to Subpart A, are hereby incorporated by reference into this contract.

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXPEND FUNDS FOR THE PURCHASE AND INSTALLATION OF A NEW GENERATOR CONTROL UNIT FROM CUMMINS, INC. OF SHOREVIEW, MINNESOTA, THROUGH THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM FOR THE WASTEWATER TREATMENT PLANT (WWTP); AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, 750kW Cummins generator at the dewatering building, installed in the fall of 2002, is a redundant power source for a critical process in treating wastewater and the existing control panel and power transfer control are currently not working properly and due to their age, are not repairable; and

WHEREAS, Sourcewell's (formerly National Joint Powers Alliance [NJPA]) cooperative contract purchasing leverages the national purchasing power of more than 50,000 member agencies while also streamlining the required purchasing process and as a municipal national contracting agency, Sourcewell establishes and provides nationally leveraged and competitively solicited purchasing contracts under the guidance of the Uniform Municipal Contracting Law; and

WHEREAS, the City as a member of the Sourcewell Cooperative Purchasing Program (Member ID 68351) desires to purchase a new generator control unit that has been competitively bid and made available through the membership from Cummins, Inc. of Shoreview, Minnesota; and

WHEREAS, the total cost for the purchase and installation of a new generator control unit is \$60,294.00 and will be paid with Sewer Funds; and

WHEREAS, this Ordinance should be passed as an emergency measure under suspension of the rules in accordance with Section 14 of the City Charter to expedite the order to allow for product lead times and to ensure continuous power in any event; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of the Municipal Departments, including the Department of Public Works, of the City of Sandusky, Ohio, the City Commission of the City of Sandusky, Ohio finds that an emergency exists regarding the aforesaid, and that it is advisable that this **Ordinance** be declared an emergency measure which will take immediate effect in accordance with Section 14 of the City Charter upon its adoption; and NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. The City Manager is authorized and directed to expend funds for the purchase and installation of a new generator control unit from Cummins, Inc.

of Shoreview, Minnesota, through The Sourcewell Cooperative Purchasing Program for the Wastewater Treatment Plant (WWTP) at an amount **not to exceed** Sixty Thousand Two Hundred Ninety Four and 00/100 Dollars (\$60,294.00).

Section 2. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. That for the reasons set forth in the preamble hereto, this Ordinance is hereby declared to be an emergency measure which shall take immediate effect in accordance with Section 14 of the City Charter after its adoption and due authentication by the President and the Clerk of the City Commission of the City of Sandusky, Ohio.

RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION

ATTEST:

MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: March 8, 2021