



**SANDUSKY CITY COMMISSION
REGULAR SESSION AGENDA
JANUARY 22, 2024 AT 5 P.M.
CITY HALL, 240 COLUMBUS AVENUE**

INVOCATION	Mr. Murray
PLEDGE OF ALLEGIANCE	
CALL TO ORDER	D. Murray, S. Poggiali, R. Koonce, J. Krabill, K. Vargo, D. Waddington, R. Brady
APPROVAL OF MINUTES	January 8, 2024 Regular Meeting
SWEARING IN	Fire fighter Lucas Rospert
PRESENTATION	Housing Development & Beautification 2023 Review, Debi Eversole
PUBLIC HEARING	Rezoning of Cleveland Road Parcels, Arin Blair, Chief Planner
AUDIENCE PARTICIPATION	
COMMUNICATIONS	Motion to accept all communications submitted below.
CURRENT BUSINESS	

CONSENT AGENDA

ITEM A – Submitted by Michelle Reeder, Finance Director (Second Reading)

APPROVAL OF 2024 APPROPRIATIONS BUDGET

ORDINANCE NO. _____: It is requested an ordinance be passed making general appropriations for the fiscal year 2024; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

ITEM B – Submitted by Jared Oliver, Police Chief

APPROVAL TO SUBMIT APPLICATION FOR THE 2024 STATE VIOLENT CRIME REDUCTION GRANT PROGRAM

Budgetary Information: There is no budgetary impact as grant funds would reimburse any costs.

RESOLUTION NO. _____: It is requested a resolution be passed approving and ratifying an application submitted to the Ohio Office of Criminal Justice Services (OCJS) for funding through the 2024 Violent Crime Reduction Grant Program for the Sandusky Police department; and declaring that this resolution shall take immediate effect in accordance with section 14 of the city charter.

ITEM C – Submitted by Aaron Klein, Public Works Director

APPROVAL TO SUBMIT APPLICATION FOR THE H2OHIO RIVERS INITIATIVE CHLORIDE REDUCTION PROGRAM

Budgetary Information: No funds will be expended for submitting a grant application. The estimated cost for road deicing equipment and incidentals is \$75,000.

RESOLUTION NO. _____: It is requested a resolution be passed authorizing and directing the City Manager to file an application with the Ohio Environmental Protection Agency for financial assistance through the H2Ohio Rivers Initiative: Chloride Reduction Grant 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

APPROVAL OF 2024 WWTP SLUDGE HAULING AT ERIE COUNTY SANITARY LANDFILL

Budgetary Information: The estimated cost of disposal by the Wastewater Treatment Plant at the Erie County Sanitary Landfill for 2024 shall not exceed \$156,800.00, which will be paid out of the Contractual Services portion of the Operation and Maintenance budget through the Sewer Fund.

ORDINANCE NO. _____: It is requested an ordinance be passed appropriating funds for the dumping of Class B Biosolids (a.k.a. sludge cake) and other dewatered and compressed solids from the Wastewater Treatment Plant (WWTP) at the Erie County Sanitary Landfill for CY 2024; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

REGULAR AGENDA

ITEM 1 – Submitted by Arin Blair, Chief Planner (First Reading - Request Passage of Either Ordinance 1 or 2)

AMENDMENT TO ZONING MAP FOR CLEVELAND ROAD PARCELS

Budgetary Information: The proposed redevelopment is expected to result in increased property and income revenue for the city.

- 1. ORDINANCE NO. _____:** It is requested an ordinance be passed affirming the recommendation of the Planning Commission, denying the request to amend the official zone map of the City of Sandusky to rezone parcel nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, and 57-04471.000 located on Cleveland Road from "R1-60" Single-Family Residential District and "R2F" Two-Family Residential District to "R-RB" Residential-Business District.
- 2. ORDINANCE NO. _____:** It is requested an ordinance be passed overturning the recommendation of the Planning Commission; and approving the request to amend the official zone map of the City of Sandusky to rezone parcel nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, and 57-04471.000 located on Cleveland Road from "R1-60" Single-Family Residential District and "R2F" Two-Family Residential District to "R-RB" Residential-Business District.

ITEM 2 – Submitted by Aaron Klein, Public Works Director

APPROVAL TO PURCHASE CYANOTOXIN TESTING EQUIPMENT FOR BIWW

Budgetary Information: The total cost for the purchase of Cyanotoxin Testing Equipment from Gold Standard Diagnostics is \$38,542.32 and will be paid for with Water Funds.

ORDINANCE NO. _____: It is requested an ordinance be passed authorizing and directing the City Manager to purchase a Cyanotoxin Automated Assay System (CAAS) Cube Automated Analysis System from Gold Standard Diagnostics Horsham Inc. of Warminster, Pennsylvania, for use at the Big Island Water Works (BIWW) Plant; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

ITEM 3 – Submitted by Jared Oliver, Police Chief

APPROVAL TO AMEND ORDINANCE 23-083 FOR PURCHASE OF 7 FORD SUVS FOR POLICE

Budgetary Information: The original cost of the seven (7) vehicles was \$288,930.88 and with the additional cost of \$6,638.40, the final cost is \$295,569.28 and will be paid with Capital Funds.

ORDINANCE NO. _____: It is requested an ordinance be passed amending ordinance no. 23-083, passed on March 27, 2023; authorizing and directing the City Manager to purchase seven (7) Ford Police Sport Utility vehicles from Montrose Ford of Akron, Ohio, for the Police Department; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

ITEM 4 – Submitted by Scott Kromer, Streets & Utilities Superintendent

APPROVAL TO PURCHASE 2024 FORD TRUCK FOR THE WATER DISTRIBUTION DIVISION

Budgetary Information: The total cost for a 2024 Ford Super Duty F-450 Cab & Chassis is \$56,820.00 and will be paid for using Water funds. This purchase will be fully reimbursed by the motorist through an insurance claim.

ORDINANCE NO. _____: It is requested an ordinance be passed declaring a 2019 Ford F-450 truck, as unnecessary and unfit for City use pursuant to section 25 of the city charter; authorizing and directing the City Manager to purchase a 2024 Ford Super Duty F-450 cab & chassis from National Auto Fleet Group of Watsonville, California, for the Water Distribution Division; 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.CityofSandusky.com/Live – Click “Play” 

ORDINANCE NO. _____

AN ORDINANCE MAKING GENERAL APPROPRIATIONS FOR THE FISCAL YEAR 2024; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, this City Commission passed at first reading the general appropriations for the fiscal year 2023 at their regularly scheduled meeting on December 12, 2022; and

WHEREAS, in accordance with Section 14 of the City Charter, an Ordinance appropriating money may be passed as an emergency; 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 approve the 2024 budget to allow the financial transactions of the City to be posted and kept up-to-date in the accounting system at the earliest opportunity; 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 Finance 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. There shall be and hereby are appropriated out of any funds now in the treasury and any accruing revenues of the City available for said purposes, the values set forth below for the payment of all expenses and obligations of the City during fiscal year 2024, for the various purposes hereinafter specified.

Section 2. The amounts appropriated for the various purposes hereinafter set forth shall, in no event, be exceeded unless the City Commission shall by Ordinance authorize a transfer from one appropriation account to another, or shall appropriate additional unappropriated funds:

<u>DEPARTMENT</u>	<u>BUDGET</u>
1010. POLICE DEPARTMENT	
Personnel	5,089,215
Other	477,700
Total 1010. POLICE DEPARTMENT	5,566,915
1020. POLICE RECORDS	
Personnel	160,870
Other	177,345
Total 1020. POLICE RECORDS	338,215
1030. POLICE-RESERVE	
Personnel	82,378
Other	3,700
Total 1030. POLICE-RESERVE	86,078
1310. FIRE	
Personnel	5,212,102
Other	472,262
Total 1310. FIRE	5,684,364
1610. STREET LIGHTING CONTRACT	
Other	285,000
Total 1610. STREET LIGHTING CONTRACT	285,000
2600. OAKLAND CEMETERY DEPT	
Personnel	281,046
Other	159,366
Total 2600. OAKLAND CEMETERY DEPT	440,412
3300. PARKS & PUBLIC REALM	
Personnel	714,758
Other	417,950
Total 3300. PARKS & PUBLIC REALM	1,132,708
4010. CODE ENFORCEMENT	
Personnel	117,413
Other	27,400
Total 4010. CODE ENFORCEMENT	144,813
4070. ECONOMIC DEVELOPMENT	
Personnel	592,355
Other	56,200
Total 4070. ECONOMIC DEVELOPMENT	648,555
4090. BUILDING DIV	
Personnel	340,021
Other	59,472
Total 4090. BUILDING DIV	399,493
4850. FORESTRY	
Personnel	305,185
Other	73,880
Total 4850. FORESTRY	379,065
6860. JACKSON ST PIER	

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Other	81,300
Total 6860. JACKSON ST PIER	81,300
7020. CITY MANAGER DEPARTMENT	
Personnel	344,115
Other	105,875
Total 7020. CITY MANAGER DEPARTMENT	449,990
7030. ADMINISTRATIVE SERVICES	
Personnel	145,526
Other	38,175
Total 7030. ADMINISTRATIVE SERVICES	183,701
7060. FINANCE DEPT	
Personnel	158,442
Other	3,550
Total 7060. FINANCE DEPT	161,992
7070. INCOME TAX DEPT	
Other	455,000
Total 7070. INCOME TAX DEPT	455,000
7080. INFORMATION TECHNOLOGY	
Personnel	159,602
Other	239,737
Total 7080. INFORMATION TECHNOLOGY	399,339
7100. LAW DEPT	
Personnel	316,078
Other	21,400
Total 7100. LAW DEPT	337,478
7200. CITY COMMISSION	
Personnel	43,125
Other	20,950
Total 7200. CITY COMMISSION	64,075
7210. CITY COMMISSION CLERK	
Personnel	36,916
Other	1,925
Total 7210. CITY COMMISSION CLERK	38,841
7250. MUNICIPAL COURT	
Personnel	998,422
Other	90,400
Total 7250. MUNICIPAL COURT	1,088,822
7550. BUILDING MAINTENANCE	
Personnel	150,495
Other	285,244
Total 7550. BUILDING MAINTENANCE	435,739
7600. ENGINEERING	
Personnel	306,799
Other	42,100
Total 7600. ENGINEERING	348,899

7750. FLEET MAINTENANCE

Personnel	296,788
Other	144,900
Total 7750. FLEET MAINTENANCE	441,688

7900. ADMINISTRATIVE SUPPORT

Other	1,030,000
Transfer: Public Transit Fund	750,000
Transfer: Park & Recreation Fund	275,000
Transfer: Capital Public art	105,000
Transfer: Capital Programming	205,000
Transfer: Capital Projects	6,000,000
Transfer: Capital Housing	400,000
Transfer: Capital Economic Development	500,000
Transfer: Bond Retirement Fund	0
Transfer: Fire Pension:	895,000
Transfer: Police Pension	795,000
Transfer: Payroll Stabilization Fund	175,000
Total 7900. ADMINISTRATIVE SUPPORT	11,130,000

General Fund Personnel Total	15,851,651
General Fund Other Total	14,870,831
General Fund Total	30,722,482

216 STREET MTC & REPAIR

Personnel	1,062,195
Other	854,550
Total 216 STREET MTC & REPAIR	1,916,745

217 ST HIGHWAY

Personnel	51,841
Other	42,000
Total 217 ST HIGHWAY	93,841

218 TRANSIT

Personnel	102,412
Other	1,941,905
Total 218 TRANSIT	2,044,317

227 PARKS & RECREATION

Personnel	417,147
Other	347,540
Total 227 PARKS & RECREATION	764,687

236 FIRE PENSION TRANS

Personnel	898,750
Other	55,600
Total 236 FIRE PENSION TRANS	954,350

237 POLICE PENSION TRANS

Personnel	780,500
Other	40,820
Total 237 POLICE PENSION TRANS	821,320

239 STATE GRANTS

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Personnel	12,000
Other	138,250
Total 239 STATE GRANTS	150,250
240 CORONAVIRUS RELIEF FUND (CRF) HB 481	
Personnel	462,356
Other	7,675,000
Total 240 CORONAVIRUS RELIEF FUND (CRF) HB 481	8,137,356
241 FEDERAL GRANTS	
Personnel	505,135
Other	2,054,900
Total 241 FEDERAL GRANTS	2,560,035
242 INDIGENT DRIVER ALCOHOL	
Other	28,000
Total 242 INDIGENT DRIVER ALCOHOL	28,000
243 ENFORCE AND EDUC	
Other	8,500
Total 243 ENFORCE AND EDUC	8,500
244 COURT COMPUTERIZATION	
Personnel	7,902
Other	45,000
Total 244 COURT COMPUTERIZATION	52,902
245 INDIGENT TELEPHONE	
Other	5,000
Total 245 INDIGENT TELEPHONE	5,000
246 MUNICIPAL PROBATION	
Personnel	84,845
Other	9,000
Total 246 MUNICIPAL PROBATION	93,845
247 PAYROLL STABILIZATION FUND	
Personnel	425,000
Total 247 PAYROLL STABILIZATION FUND	425,000
248 REAL ESTATE DEV FUND	
Other	75,000
Total 248 REAL ESTATE DEV FUND	75,000
249 ONE OH OPIOID SETTLEMENT	
Other	45,000
Total 249 ONE OH OPIOID SETTLEMENT	45,000
430 CAPITAL IMPROVEMENT	
Other	855,000
Total 430 CAPITAL IMPROVEMENT	855,000
431 CAPITAL PROJECTS	
Personnel	62,267

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Other	21,416,750
Total 431 CAPITAL PROJECTS	21,479,017
433 SPECIAL ASSESSMENT	
Personnel	380,312
Other	103,350
Total 433 SPECIAL ASSESSMENT	483,662
434 GEN BOND RETIRE	
Other	913,000
Total 434 GEN BOND RETIRE	913,000
435 URBAN RENEWAL DEBT RETIRE	
Other	619,500
Total 435 URBAN RENEWAL DEBT RETIRE	619,500
436 CENTRAL PUBLIC IMP TIF	
Other	200,000
Total 436 CENTRAL PUBLIC IMP TIF	200,000
437 CLEVELAND RD PUBLIC IMP TIF	
Other	623,000
Total 437 CLEVELAND RD PUBLIC IMP TIF	623,000
438 COOKE BUILDING IMPROVEMENT TIF FUND	
Other	285,000
Total 438 COOKE BUILDING IMPROVEMENT TIF FUND	285,000
535 SP ASMNT BOND RETIRE	
Other	228,550
Total 535 SP ASMNT BOND RETIRE	228,550
612 WATER	
Personnel	3,730,423
Other	5,725,525
Total 612 WATER	9,455,948
613 SEWER	
Personnel	3,921,876
Other	21,914,670
Total 613 SEWER	25,836,546
701 HEALTH INSURANCE FUND	
Other	5,000,000
Total 701 HEALTH INSURANCE FUND	5,000,000
863 GENERAL TRUST	
Other	365,550
Total 863 GENERAL TRUST	365,550
873 PARK ENDOWMENT	
Other	13,000
Total 873 PARK ENDOWMENT	13,000
876 CEMETERY ENDOW	
Other	107,250

Total 876 CEMETERY ENDOW	107,250
880 & 881 Trust & Agency	
Other	45,000
Total 880 STATE PATROL TRANSFER	45,000
888 SP ASSESSMENTS- NON-CITY	
Other	55,000
Total 888 SP ASSESSMENTS- NON-CITY	55,000
Personnel Total	28,756,612
Other Total	86,707,041
TOTAL ALL FUNDS	115,463,653

Section 3. The Finance Director is authorized to draw warrants upon the City treasury for funds appropriated in this Ordinance upon presentation of properly approved vouchers and when in conformity with the Charter and general laws of the State of Ohio. In addition, the Finance Director is authorized to make transfers between funds, to cover deficiencies in City funds provided said transfers are included in the general appropriations.

Section 4. 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 5. 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 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 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: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: January 22, 2024



CITY OF SANDUSKY POLICE DEPARTMENT

222 Meigs Street
Sandusky, Ohio 44870
419.627.5863
www.ci.sandusky.oh.us

TO: John Orzech, City Manager
FROM: Jared Oliver, Police Chief
DATE: January 11, 2024
RE: Commission Agenda Item

ITEM FOR CONSIDERATION: Legislation approving and ratifying the submission of a grant application to the Office of Criminal Justice Services (OCJS) to participate in the 2024 State Violent Crime Reduction Grant Program.

BACKGROUND INFORMATION: The Office of Criminal Justice Services (OCJS) offers grant funding for the purchase of equipment and/or personnel costs in an effort to combat violent crime in the state of Ohio. The Police Department applied for funds in the amount of \$54,750.00 for the purchase of fifteen 915) Flock license plate cameras.

BUDGETARY INFORMATION: There is no budgetary impact as grant funds would reimburse any costs.

ACTION REQUESTED:

It is requested that the proper legislation be prepared approving and ratifying the submission of a grant application to the Office of Criminal Justice Services (OCJS) to participate in the 2024 State Violent Crime Reduction Grant and, if awarded, authorizing the City Manager to accept funds and execute any grant agreement related to the acceptance of funds. 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 ratify the grant application that was submitted to the Office of Criminal Justice Services (OCJS) by the deadline of January 4th, 2024.

Approved:

I concur with this recommendation:

Jared Oliver, Police Chief

John Orzech, City Manager

Cc: Michelle Reeder, Finance Director
Stewart Hastings, Law Director

RESOLUTION NO. _____

A RESOLUTION APPROVING AND RATIFYING AN APPLICATION SUBMITTED TO THE OHIO OFFICE OF CRIMINAL JUSTICE SERVICES (OCJS) FOR FUNDING THROUGH THE 2024 VIOLENT CRIME REDUCTION GRANT PROGRAM FOR THE SANDUSKY POLICE DEPARTMENT; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the Ohio Office of Criminal Justice Services (OCJS) is a division of the Ohio Department of Public Safety and by statute is the lead justice planning and assistance office for the State, administering millions of dollars in State and Federal criminal justice funding every year and the OCJS also evaluates programs and develops technology, training and products for criminal justice professionals and communities; and

WHEREAS, many of Ohio's communities have experienced an increase in violent crime and in 2021, at the request of Governor Mike DeWine, \$8 million was set aside in the state budget (\$4 million per fiscal year) to assist local communities in reducing and preventing crime through the use of promising or proven crime reduction strategies; and

WHEREAS, the Police Department applied for funds in the amount of \$54,750.00 for the purchase of fifteen (15) Flock license plate cameras; 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 ratify the grant application that was submitted to the Ohio Office of Criminal Justice Services (OCJS) for funding through the 2024 Violent Crime Reduction Grant Program prior to the deadline of January 4, 2024; 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 Police 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 and ratifies the submission of an application to the Ohio Office of Criminal Justice Services (OCJS) for funding through the 2024 Violent Crime Reduction Grant Program for the Sandusky Police Department, a copy of which is on file in the Sandusky Police Department and authorizes and directs the City Manager to execute any grant agreements and lawfully expend funds consistent with the application 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: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: January 22, 2024



DEPARTMENT OF PUBLIC WORKS

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

To: John Orzech, City Manager

From: Aaron M. Klein, P.E.

Date: January 10, 2024

Subject: **Commission Agenda Item – Ohio EPA H2Ohio Rivers Initiative Chloride Reduction grant application 2024**

ITEM FOR CONSIDERATION: Requesting legislation authorizing the submission of a grant application to the Ohio Environmental Protection Agency (OEPA) for financial assistance through the H2Ohio Rivers Initiative Chloride Reduction Program and approval to execute a grant agreement and accept funds if awarded for the proposed road deicing equipment and incidentals.

BACKGROUND INFORMATION: Chloride from deicers entering surface waters from roadways and stormwater runoff is an increasing water quality concern in Ohio. In rivers and lakes, the increased chloride levels can be detrimental to freshwater aquatic species. Monitoring by Ohio EPA and other entities shows increased concentrations of chloride over time in soils along roadways and in rivers and lakes. Funds supplied by the OEPA are intended to incentivize changes that can slow and prevent increased levels of chloride in Ohio's waterways.

In the early stages of inclement weather, City crews pretreat the Milan Road overpass, main corridors, and underpasses with brine in an effort to decrease snow and ice accumulation, as well as salt usage. The City is proposing upgrading the current brine making system and would like permission to apply for grant monies in the amount of \$75,000 for the cost of a new brine making system that is currently valued at \$72,806.40, as well as incidentals.

BUDGETARY INFORMATION: No funds will be expended for submitting a grant application. The estimated cost for road deicing equipment and incidentals is \$75,000.

ACTION REQUESTED: It is requested that the proper legislation be prepared authorizing the submission of a grant application to the Ohio Environmental Protection Agency (OEPA) for financial assistance through the H2Ohio Rivers Initiative Chloride Reduction Program and approval to execute any grant agreements and accept funds if awarded for the proposed purchase. It is further required that this be passed to take immediate effect in accordance with Section 14 of the City Charter in order to submit the grant application by the submission deadline of January 31, 2024.

I concur with this recommendation:

John Orzech
City Manager

cc: C. Myers, Commission Clerk; M. Reeder, Finance Director; S. Hastings, Law Director

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO FILE AN APPLICATION WITH THE OHIO ENVIRONMENTAL PROTECTION AGENCY FOR FINANCIAL ASSISTANCE THROUGH THE H2OHIO RIVERS INITIATIVE: CHLORIDE REDUCTION GRANT PROGRAM; AND DECLARING THAT THIS RESOLUTION SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, Ohio EPA, through the H2Ohio Rivers Initiative Chloride Reduction Program, is offering grants to Ohio municipalities, villages, townships, and counties to adopt best management practices that reduce salt and deicers contributing to runoff and promote chloride reduction in Ohio water resources; and

WHEREAS, chloride from deicers entering surface waters from roadways and stormwater runoff is an increasing water quality concern in Ohio and the increased chloride levels in rivers and lakes can be detrimental to freshwater aquatic species; and

WHEREAS, monitoring by Ohio EPA and other entities shows increased concentrations of chloride over time in soils along roadways and in rivers and lakes and these funds are offered to incentivize changes that can slow and prevent increased levels of chloride in Ohio's waterways; and

WHEREAS, in the early stages of inclement weather, City crews pretreat the Milan Road overpass, main corridors and underpasses with brine in an effort to decrease snow and ice accumulation, as well as salt usage, and the City desires to upgrade the current brine making system; and

WHEREAS, the estimated cost for a new brine making system is \$72,806.40 plus incidentals and City will be applying for grant funds in the amount of \$75,000.00; 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 file the application with the Ohio Environmental Protection Agency by the submission deadline of January 31, 2024; 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; and NOW, THEREFORE,

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

Section 1. The City Manager is hereby authorized and directed to file an application on behalf of the City of Sandusky with the Ohio Environmental

Protection Agency for financial assistance through the H2Ohio Rivers Initiative: Chloride Reduction Grant Program and authorizes and directs the City Manager to execute any grant agreements and lawfully expend funds consistent with the application and agreement 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: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: January 22, 2024



DEPARTMENT OF PUBLIC WORKS

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

To: John Orzech, City Manager

From: Aaron M. Klein, P.E.

Date: January 9, 2023

Subject: **Commission Agenda Item – WWTP Sludge Hauling for CY 2024**

ITEM FOR CONSIDERATION: Legislation appropriating funds for the dumping of Class B Biosolids (a.k.a. sludge cake) and dewatered combined material from the Wastewater Treatment Plant (WWTP) and Sewer Maintenance (SM) at the Erie County Sanitary Landfill in an amount not to exceed \$156,800.00 for CY 2024.

BACKGROUND INFORMATION: Typical daily treatment operations at the Wastewater Treatment Plant generate solids, called sludge cake, as a byproduct. In 2023, the WWTP disposed of 3,764.06 tons of material at the Erie County Sanitary Landfill.

In addition, vacuum trucks used to clean storm, sanitary and combined sewers empty their contents in a basin that allows the water to drain back into the plant for treatment while the debris, grease and solids remain. Materials from the WWTP grit removal process and grease from the scum concentrator are also allowed to separate in this same manner. In 2023, this process, called dewatering, generated approximately 388.40 tons of solid byproducts that were disposed of at the Erie County Sanitary Landfill.

An additional 5.54 tons of miscellaneous waste and dewatered and compressed solids from the WWTP bar screens or other daily operations at the plant or within the sewer maintenance department were generated.

Combined disposal costs for these materials in 2023 were approximately \$133,000.00. Materials are removed from the WWTP and transported to the Erie County Sanitary Landfill by CDL-licensed city staff, using city vehicles. This process is approved by the Ohio EPA. Sludge is considered Municipal Solid Waste (MSW). Erie County Sanitary Landfill has flow control for all MSW, meaning that the material must be hauled to and disposed of at that location. Public bidding will not be used.

The city is estimating up to 4,300 tons of Class B Biosolids (Sludge Cake) at \$30.00 per ton and up to 350 tons of dewater combined material at \$52.00 per ton will be taken to the Erie County Sanitary Landfill for disposal in 2024.

BUDGETARY INFORMATION: The estimated cost of disposal by the Wastewater Treatment Plant at the Erie County Sanitary Landfill for 2024 shall not exceed \$156,800.00, which will be paid out of the Contractual Services portion of the Operation and Maintenance budget through the Sewer Fund.

ACTION REQUESTED: It is recommended that legislation be approved appropriating funds to continue dumping at the Erie County Sanitary Landfill for an amount not to exceed \$156,800 for CY 2024. It is requested that legislation be passed under suspension of the rules and in accordance with Section 14 of the City Charter in order to continue uninterrupted disposal.

I concur with this recommendation:

John Orzech
Interim City Manager

cc: C. Myers, Commission Clerk; S. Hastings, Law Director; M. Reeder, Finance Director

CERTIFICATE OF FUNDS

In the Matter of: Erie County Landfill- Sludge Hauling

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 #613-5420-53000

By: Michelle Reeder

Michelle Reeder

Finance Director

Dated: 1/17/24

ORDINANCE NO. _____

AN ORDINANCE APPROPRIATING FUNDS FOR THE DUMPING OF CLASS B BIOSOLIDS (A.K.A. SLUDGE CAKE) AND OTHER DEWATERED AND COMPRESSED SOLIDS FROM THE WASTEWATER TREATMENT PLANT (WWTP) AT THE ERIE COUNTY SANITARY LANDFILL FOR CY 2024; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, the Wastewater Treatment Plant generates biosolids called sludge cake along with other dewatered and compressed solid byproducts during daily operations that are disposed of at the Erie County Sanitary Landfill; and

WHEREAS, the Erie County Sanitary Landfill has flow control for all Municipal Solid Waste (MSW), which sludge is considered, and therefore must be hauled to and disposed of at the Erie County Sanitary Landfill; and

WHEREAS, the sludge and other dewatered and compressed solid byproducts are removed from the Wastewater Treatment Plant and transported to the Erie County Sanitary Landfill by CDL-licensed City staff using City vehicles which is an approved process by the Ohio EPA and the combined disposal costs for these materials in 2023 were approximately \$133,000.00; and

WHEREAS, the estimated cost of disposal by the Wastewater Treatment Plant at the Erie County Sanitary Landfill for CY 2024 is not to exceed \$156,800.00 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 in order to appropriate funds and continue uninterrupted disposal of sludge from the Wastewater Treatment Plant; 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 authorizes and directs the City Manager and/or Finance Director to appropriate funds in an amount **not to exceed** One Hundred Fifty-Six Thousand Eight Hundred and 00/100 Dollars (\$156,800.00) to make timely payments for the dumping of Class B Biosolids (a.k.a. sludge cake) and

other dewatered and compressed solids from the Wastewater Treatment Plant at the Erie County Sanitary Landfill for the CY 2024.

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: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: January 22, 2024



DEPARTMENT of COMMUNITY DEVELOPMENT

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5973
www.cityofsandusky.com

To: John Orzech, City Manager

From: Arin Blair, Chief Planner

Date: January 10, 2024

Subject: January 22, 2024 Agenda Item –Application for an amendment to the zoning map for 2068, 2056, 2054, 2050 Cleveland Rd. and a vacant lot in-between 2056 & 2068 Cleveland Rd. (parcels 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000)

Item for Consideration: To change the parcels from R1-60 – Single Family Residential District and R2F – Two Family Residential to RRB – Residential Business.

Purpose: The Bicentennial Vision/ Comprehensive Plan outlines the citywide development for the next ten (10) years. In general, zoning amendments should align with the proposed land uses stated in a Comprehensive Plan. Therefore, the Comprehensive Plan is utilized by staff as one factor when evaluating proposed amendments.

Background Information: Dan McGookey, on behalf of owners Blake McGory, Elaine McGory, Jeffrey Larson, and Ernest & Catherine Ettorre, has applied for a rezoning of the subject parcels from R1-60 – Single Family Residential Family and R2F – Two-Family Residential to RRB – Residential Business for the purpose of allowing transient rental on the property.

The subject properties are adjacent to other R1 – 60 Single Family Zoning districts on the same side of Cleveland Road and GB – General Business across the street. The Cleveland Rd. Corridor is a medium – high intensity commercial corridor. There is a hotel in operation directly across the street from 2050, 2054 Cleveland Rd. and another hotel in operation within 650 feet of all properties on this application. However, the character of the roadway where the homes are located is residential, and the properties are surrounded on the sides and rear by residential homes.

On Wednesday, May 24, 2023, at their regularly scheduled meeting, the Sandusky Planning Commission recommended against the approval of a map amendment to the zoning map for 2068, 2056, 2054, 2050 Cleveland Rd. and a vacant lot in-between 2056 & 2068 Cleveland Rd. (parcels 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000) to rezone the property from R1-60 – Single Family Residential Family and R2F – Two Family Residential to RRB – Residential Business.

This Application for a map amendment was received prior to the City Commission's Moratorium. Therefore, the Moratorium does not apply to this application. Pursuant to Section 1113.04(b) of the Sandusky Codified Ordinances, the City Commission may disapprove or modify the recommendation by the Planning Commission by a vote of not less than three-fourths (3/4) of its entire membership, which is six (6) votes.

Correlation to the Comprehensive Plan: According to the City's Bicentennial Vision Comprehensive Plan, this neighborhood had several strong recommendations that could be addressed by this rezoning. The Bicentennial Comprehensive Plan calls for both support of the tourism industry with the creation of transient rentals and hotel rooms, and the support of housing variety through the preservation of existing housing and the creation of new housing units.

Budgetary Impact: The proposed redevelopment is expected to result in increased property and income revenue for the city.

Action Requested: It is requested that the City Commission follow the recommendation from the Planning Commission and deny the proposed amendment to the zoning map.

Arin Blair, AICP
Chief Planner

I concur with this recommendation:

John Orzech
City Manager

Colleen Gilson
Community Development Director

cc: Cathy Myers, Clerk of City Commission
Michelle Reeder, Finance Director
Stewart Hastings, Law Director

PLANNING COMMISSION REPORT

APPLICATION FOR A MAP AMENDMENT TO THE
ZONING MAP FOR 2068, 2056, 2054, 2050
CLEVELAND RD. AND A VACANT LOT IN-BETWEEN
2056 & 2068 CLEVELAND RD. (PARCELS 57-
03358.000, 57-02994.000, 57-02885.000, 57-
02989.000, 57-04471.000).

Reference Number: PRZ23-0001

Date of Report: May 13, 2023

Amended May 30, 2023

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Owner: Blake McGory – (2068 Cleveland Rd.)
2605 Merriweather Rd.
Sandusky, OH 44870

Elaine McGory – (2056 Cleveland Rd & vacant lot in-between 2056 & 2068 Cleveland Rd.)
608 Neil St.
Sandusky, OH 44870

Jeffrey Larson – (2054 Cleveland Rd.)
2054 Cleveland Rd.
Sandusky, OH 44870

Ernest & Catherine Ettorre – (2050 Cleveland Rd.)
2050 Cleveland Rd.
Sandusky, OH 44870

Authorized Agent: Dan McGookey – McGookey Law Offices
225 Meigs St.
Sandusky, OH 44870

Site Location: 2068, 2056, 2054, 2050 Cleveland Rd. and a vacant lot in-between 2056 & 2068 Cleveland Rd.
Sandusky, OH 44870

Current Zoning: R2F – Two Family Residential & ~~R1-75~~ R1-60 – Single Family Residential

Surrounding Zoning: North- ~~R2F – Two Family Residential~~ RB – Roadside Business
East- ~~R2F – Two Family Residential~~ R1-60 – Single Family Residential
South- ~~R2F – Two Family Residential~~ R1-60 – Single Family Residential
West- ~~R2F – Two Family Residential~~ R1-60 – Single Family Residential

Existing Use: Residential

Proposed Zoning: RRB – Residential Business

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan
City of Sandusky Planning and Zoning Code Chapters:
1129 Residential Districts

SITE PICTURES

Subject Parcels Outlined in Red:



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

AG - Agriculture

CA - Commercial Amusement

CR - Commercial Recreation

CS - Commercial Service

DBD - Downtown Business

GB - General Business

GM - General MAnufacturing

LB - Local Business

LM - Local Manufacturing

P - Auto Parking

PF - Public Facilities

R1-40 - Single Family Residential

R1-50 - Single Family Residential

R1-60 - Single Family Residential

R1-75 - Single Family Residential

R2F Two-Family Residential

RB - Roadside Business

RMF - Multi-Family Residential

RRB - Residential/Business

RS - Residential Suburban

[illegible]

PROJECT DESCRIPTION

The sites 2068, 2056, 2054, 2050 Cleveland Rd. currently have residential structures.

All properties on this application are across the street from a RB – Roadside Business zoning District. Roadside Business Zoning Districts allow transient rental and also low-medium level intensity business uses. The owners / applicant are proposing to amend the zoning map to RRB – Residential Business at all 5 parcels. Residential Business is the most restrictive Zoning District which allows transient rental.

APPLICABLE CODE SECTIONS

CHAPTER 1113

Amendments

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

CHAPTER 1129

Residential Districts

1129.03 SCHEDULE OF PERMITTED BUILDINGS AND USES.

RRB	Uses permitted in RMF District.	Accessory uses permitted in RMF District.
	All home offices and occupations.	Accessory (without fee) off-street parking areas.
	Apartment hotels, rooming houses.	

CHAPTER 1107

Definitions

1107.01 (h) (5)

- C. "Apartment hotel" means a unit similar to an apartment house, except that the unit may be used for more or less transient occupancy.

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

<u>Building or Use</u>	<u>Required Minimum Parking Space</u>
(1) One-family dwelling	2 spaces/dwelling unit x 1

Required Parking Spaces per property: 2

DIVISION OF PLANNING COMMENTS

Staff recommends rezoning applications for the applicant's stated purpose of transient rental be evaluated from a broader perspective of whether the zoning change makes sense for the parcel and the expected future land use of it and the surrounding parcels.

The Cleveland Rd. Corridor is a medium – high intensity commercial corridor. There is a hotel in operation directly across the street from 2050, 2054 Cleveland Rd. and another hotel in operation within 650 feet of all properties on this application.

The Bicentennial Vision Comprehensive Plan outlines a number of priorities for the neighborhood. Some of the priorities related to this site are:

1) Livable City: Top Priorities (summarized)

- a) Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: (...) short-term transient rental.

2) Destination City: Top Priorities (summarized)

- a) Zoning changes to encourage hospitality: Determine appropriate zoning for transient rentals and hotels, and other hospitality development in the city.

3) Vibrant City: Top Priorities (summarized)

- a) Leverage impeding hospitality investments to revitalize Cleveland Rd. Corridor.

4) Connected City: Top Priorities (summarized)

- a) Corridor improvements: example – Cleveland Rd.

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report the rezoning could satisfy the above conditions.

It is unclear if all property owners are interested in transient rental use, though they did authorize *McGookey Law Offices* to act as their agent to rezone the properties.

Lastly, if the applicant desires these properties to be utilized for transient rental, they each would need their own transient rental application and be thoroughly reviewed by the Code Enforcement Department and the Planning Department.

The decision in this case is a factor of weighing the following:

- A. The demand for long-term housing versus short-term housing in the city, both priorities of the Comprehensive Plan, and
- B. The high-traffic mixed use nature of Cleveland Rd. and its future as a primarily commercial corridor in the city versus the preservation of existing homes for long-term residential.

On May 8, 2023, the Sandusky City Commission passed a moratorium on rezoning properties for the purpose of transient rental use. The moratorium takes affect on June 7th, 2023 and will remain in effect for 18 months unless ended earlier, or extended, by motion and vote of the City Commission. If Planning Commission were to recommend this application for approval, it would not proceed for approval due to the recently passed moratorium.

OTHER DEPARTMENT COMMENTS

Engineering Staff:

Engineering staff asked if Planning Commission would recommend any additional landscape screening requirements on outdoor spaces of transient rental properties that are adjacent to typical residential properties.

Building Staff:

No objections have been received as of the writing of this report

Police Department:

The Police Department has no objections

Fire Department:

No objections have been received as of the writing of this report

CONCLUSION/RECOMMENDATION

Due to its conflict with the moratorium passed by City Commission, staff recommends denial of the proposed amendment to the Zoning Map for 2068, 2056, 2054, 2050 Cleveland Rd. and a vacant lot in-between 2056 & 2068 Cleveland Rd. (parcels 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000). If the Planning Commission were to approve the Zoning Map Amendment, staff recommends it be accompanied by the following conditions:

1. All applicable permits must be obtained through the Building Department, Engineering Department, and any other applicable agency prior to transient occupancy.

**Planning Commission
May 24, 2023
Meeting Minutes**

Meeting Called to Order

Chair McGory called the May 24, 2023, Planning Commission meeting to order at 5:01 pm. The following Commissioners were present: Commissioner Castile, Chair McGory, Vice Chair Miller, Commissioner Poggiali, Commissioner Whelan, and Commissioner Zuilhof. Commissioner Jackson was absent. Arin Blair and Alec Ochs were present on behalf of the Community Development Department, Sarah Chiappone was present on behalf of the Law Department and Quinn Rambo was the acting clerk. Brendan Heil was present remotely, via phone, during the meeting.

Approval of Minutes from March 22, 2023

Chair McGory introduced the first item on the agenda, which was the approval of the minutes from the April 25, 2023, Planning Meeting. Commissioner Zuilhof questioned the attendance, and it was determined to be correct. Commissioner Miller made a motion to approve the minutes as presented and Commissioner Poggiali seconded the motion. Chair McGory called for a vote of all those in favor of approving the minutes as presented and the motion passed unanimously.

Public Hearing

2068, 2056, 2054, 2050 Cleveland Road and vacant lot in between 2056 & 2068 Cleveland Road- Zoning Map Amendment.

Dan McGookey, on behalf of Blake McGory, Elaine McGory, Jeffery Larson, and Ernest & Catherine Ettore, has submitted an application for an amendment to the zoning map for 2068, 2056, and 2068 Cleveland Road (parcels 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000). The application is to amend the zoning map from either R2f- two family or R1-60 Single Family Residential to RRB- residential business at the above-mentioned parcels.

Chair McGory stated due to the same last name of the applicants, that he would be abstaining from the vote on these applications. He introduced the application for Cleveland Road and asked for Staff report. Mr. Ochs stated Staff would prefer the Commission to evaluate the applications from a broader perspective of whether the zoning change makes sense for the parcel and the expected future land use of it, and the surrounding parcels. The Cleveland Road Corridor is a medium – high intensity commercial corridor and two hotels were located within a 650ft distance from the parcels listed in the application. The Bicentennial Vision Comprehensive Plan outlined several priorities for the neighborhood. Some of the priorities related to this site are: (1) Livable City: Top Priorities (summarized): Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: (1) short-term transient rental, (2) Destination City: Top Priorities (summarized) Zoning changes to encourage hospitality: Determine appropriate zoning for transient rentals and hotels, and other

hospitality development in the city, (3) Vibrant City: Top Priorities (summarized) Leverage impeding hospitality investments to revitalize Cleveland Rd. Corridor, (4) Connected City: Top Priorities (summarized) (a) Corridor improvements: example – Cleveland Road, Understanding the goals set for this area by the City's Comprehensive Plan and the reasons previously stated in this report, the rezoning could satisfy the above conditions. It is unclear if all property owners were interested in transient rental use, though they did authorize *McGookey Law Offices* to act as their agent to rezone the properties. Lastly, if the applicant desired these properties to be utilized for transient rental, they each would need their own transient rental application and be thoroughly reviewed by the Code Enforcement Department and the Planning Department. The decision in this case is a factor of weighing the following: (A) The demand for long-term housing versus short-term housing in the city, both priorities of the Comprehensive Plan, and (B) The high-traffic mixed use nature of Cleveland Road. and its future as a primarily commercial corridor in the City versus the preservation of existing homes for long-term residential. On May 8, 2023, the Sandusky City Commission passed a moratorium on rezoning properties for the purpose of transient rental use. The moratorium takes effect on June 7th, 2023, and will remain in effect for 18 months unless ended earlier, or extended, by motion and vote of the City Commission. If Planning Commission were to recommend this application for approval, it would not proceed for approval due to the recently passed moratorium. If approved by the Commission, Staff asked that the condition of all applicable permits being obtained through the Building Department, Engineering Department, Division of Planning, and any other applicable agency be added to approval. Chair McGory asked if there were any questions for Staff. Vice Chair Miller asked if it were not for the moratorium, would Staff have recommended the application for approval. Ms. Blair stated possibly from a 20-year standpoint/ future land use map, she could see these properties being zoned business, but as of right now the area was a very interconnected residential area. Commissioner Whelan asked if the approval would not count because of the moratorium. Mr. Ochs stated the application would be paused until the moratorium was lifted. Commissioner Zuilhof asked for clarification on the moratorium in connection to the applications. Ms. Blair stated that the requests were directly in conflict with the moratorium. The moratorium pauses the creation of new transient rental zoning overlay districts, any expansion of the transient rental overlay district, and any rezoning for the purpose of the transient rentals. Commissioner Whelan asked Commissioner Poggiali if he would inform the Commission about the moratorium. Commissioner Poggiali stated that he would be abstaining from the vote due to a conflict of interest and it would not be appropriate for him to comment. Chair McGory asked, if procedurally, the application could be taken to City Commission. Ms. Blair answered there was not sufficient time before the moratorium went into effect for the application to make the legal requirements of a rezone request. Commissioner Zuilhof stated that City Commission would need a super majority to override the recommendation of the Planning Commission. Ms. Blair confirmed that was true. Chair McGory asked if there was anyone present to speak on behalf of the application. Mr. McGookey was present to speak on behalf of all property owners. Mr. McGookey stated that the application would go before the City Commission, no matter what the Planning Commission ruled. The

applicants were entitled to their due process. Mr. Heil, City Law Director, stated based on the timing of when the moratorium would take effect, no more applications would move forward procedurally, so this would not move forward to City Commission. The applicant would have other administrative appeal rights but the way the moratorium was designed and passed, as legislation, basically stopped all applications from proceeding procedurally. If these applications had been received after the effective date of the moratorium, it would not even have come before Planning Commission. Commissioner Zuilhof stated the Commission could not look outside of the request to the moratorium; the job of the Commission was to rule on the application presented to them. Commissioner Castile asked Mr. McGookey based on the Staff reports listed reasons would be a hardship and what would justify a change in zoning because she was not compelled, based on the request, that the rezone was a necessity at present. The only criteria met was in line with the future comprehensive plan. Mr. McGookey stated that it was a close equivalent to Route 250 in Perkins Township and only allowing residential on one side of the road and commercial on the other. Mr. McGookey stated that it was the burden of the government to give a reason why that property could not be used as the property owner was requesting. Mr. McGookey stated the Staff reports confirm that the applications met the Comprehensive Plan. Commissioner Zuilhof stated that zoning districts should not be divided by streets or boundary lines and said these properties were in a relatively stable residential neighborhood. Commissioner Zuilhof worried that a zoning change would negatively impact the neighborhood. Mr. McGookey stated there were commercial properties interspersed throughout the neighborhood currently. Ms. Blair reminded the Commission that the Chair has the power to move the conversation along, and not allow debate to take place. Chair McGory asked if there was anyone else present to speak for or against the applications. Vice Chair Miller stated that if the market was seeking more transient uses, in the past, the Commission looked to zoning and was not compelled to rezone to accommodate additional transient uses. Commissioner Castile asked what the merits were of changing the zoning of these properties. Commissioner Whelan asked if the Commission was changing their standard of what was considered a hardship, particularly in the view of a livable city and he wanted to be consistent. Mr. McGookey reiterated the burden falls to the government to decide whether there's some reason to deny the request. Mr. Heil interjected, saying that he disagreed with Mr. McGookey's argument about the burden being on the government. Mr. Heil continued procedurally that the burden in any rezone request was on the applicant to show why the use would meet the standards in our zoning code for amendments which would specifically be about the public necessity, general welfare, and good zoning practices. Mr. McGookey disagreed with Mr. Heil's assessment. Commissioner Poggiali asked Mr. McGookey how the applicants had been denied the use of their properties. Mr. McGookey answered that the properties were restricted, and they have the right to be given a valid reason of why they can't use their properties as requested on the application. Commissioner Castile asked if a stable residential neighborhood could be used as a valid reason for denial. Chair McGory asked Mr. Heil if the request did not have to meet the all of the zoning guidelines hardships. Mr. Heil answered it was up to the Commission's interpretation of the ordinance.

Commissioner Zuilhof made a motion to deny the application and the motion was seconded by Commissioner Castile.

- A vote was called, Commissioners Castile and Zuilhof voted in favor of the motion, Vice Chair Miller and Commissioner Whelan voted in opposition to the motion, and Chair McGory and Commissioner Poggiali abstained from the vote. The motion did not pass.

Commissioner Zuilhof asked for Mr. Heil's counsel. Mr. Heil stated the motion did not pass, so debate could continue or motion to approve the application could be considered.

Commissioner Whelan stated the Commission should have a real reason to deny the application. Commissioner Zuilhof stated there was strong reason to deny the application because it is in the interest of the community to leave the zoning as currently zoned; because of the public feedback the Commission received- that citizens were unable find permanent housing. Commissioner Castile stated she agreed with Commission Zuilhof and added that there wasn't anything brought in opposition to that reason during the presentation.

Chair McGory asked for another motion. Commissioner Whelan made a motion to approve the application with conditions of Staff and the motion was seconded by Vice Chair Miller.

- A vote was called, Commissioners Castile and Zuilhof opposed the motion, Vice Chair Miller and Commissioner Whelan voted to approve the motion, and Chair McGory and Commissioner Poggiali abstained from the vote. Mr. Heil stated that the motion to approve failed and constituted a denial of the application.

One of applicants spoke up after the vote but did not come to the podium or state his name, he stated that right down the road is an Airbnb and it was not right that they could operate one, but he couldn't. Commissioner Zuilhof stated that could be a Code Compliance issue.

Commissioner Zuilhof stated he wished the applicant had gotten up and spoken during the public hearing. Mr. McGookey stated that all those facts were before the Commission. Chair McGory stated the Commission would be moving forward with the meeting.

Adjudication Hearing

409 Jackson Street- Conditional Use

Ben Cooper, on behalf of 419 Housing, LLC has submitted an application for the conditional use permit at 409 Jackson Street to allow the transient occupancy in a LB- Local Business Zoning District.

Chair McGory swore in all parties and introduced the application for 409 Jackson Street and asked for the Staff Report. Mr. Ochs stated the site was a 2-family residential structure and has 6 off-street parking spaces. The applicant was seeking a conditional use permit to allow 1 of the 2 units to be used for transient rental. Mr. Ochs continued that Staff preferred conditional use permitting in local business districts to allow transient rental cases where the expanded use would foster catalytic projects that provided a greater benefit to the public than the project

would be able to provide without the conditional use. Based on recent policy direction from City Commission regarding transient rentals, Staff did not have a recommendation for the application. Staff asked if the Commission approves the application, that the following conditions be applied: (1) all applicable permits were obtained through all applicable departments and agencies, and (2) the project does not exceed the proposed one transient units. Chair McGory asked if there were any questions for Staff. There were none. Chair McGory asked if there was anyone to speak on behalf of the application. Mr. Ben Cooper, the applicant, was present to speak on behalf of the application. He stated that there were currently (2) long-term tenants, so the transient rental would not take place for possibly a year. The reason for this request was to help with making improvements to his (19) rental properties without him and his partner being forced to raise the rent for their long-term rental tenants. Commissioner Poggiali asked Mr. Cooper if he would go on the record stating that he would not come back to the Commission to get the other rental unit approved as a transient rental. Mr. Cooper stated he would go on the record that he would not bring the other unit back to the Commission for a conditional use of transient rental. Multiple Commissioners voiced their opinion of how the 409 Jackson Street application differed from the previous applications on Cleveland Road; that this property was zoned Local Business and requesting a conditional use and not requesting a zoning amendment/ rezone.

Commissioner Poggiali made a motion to approve the application with Staff conditions and the condition that the lower unit is the only unit that would be approved for conditional use. The motion was seconded by Commissioner Miller.

- A vote was called, and the motion passed unanimously to approve the application.

306 W. Adams Street- Conditional Use

Ben Cooper, on behalf of 419 Housing, LLC has submitted an application for the conditional use permit at 306 W. Adams Street to allow the transient occupancy in a LB- Local Business Zoning District.

Chair McGory introduced the application for 306 W. Adams Street and asked for the Staff Report. Mr. Ochs stated the site was part of a 5-family residential structure. The building footprint was approximately 3,887 sq. ft. and has 6 off-street parking spaces shared with the building to the south. The applicant is seeking a conditional use permit to allow 1 unit to be used for transient rental. The residential structure is across the street from Veterans Park, the County Courthouse and near the Sandusky Library. Based on recent policy direction from City Commission regarding transient rentals, Staff did not have a recommendation for the application. Staff asked if the Commission approves the application, that the following conditions be applied: (1) all applicable permits were obtained through all applicable departments and agencies, and (2) the project does not exceed the proposed one transient units. Chair McGory asked if there was anyone to speak on behalf of the application. Mr. Ben Cooper, the applicant, was present to speak on behalf of the application. Mr. Cooper stated that they were making the request to generate revenue for the property and the unit was vacant. There were (5) units in the building. Mr. Cooper stated he would not feel comfortable stating on the record, as he did on the previous application, to only request one unit to be used as a transient rental but today's request was for just one unit.

Commissioner Zuilhof made a motion to approve the application with Staff conditions and only approval for the unit with the address of 306 W. Adams Street. The motion was seconded by Commissioner Whelan.

- A vote was called, and the motion passed unanimously to approve the application.

Other Business

1702 Campbell Street- Site Plan

Jeff Krabill has submitted an application for a Site Plan at 1702 Campbell Street for a mixed-use development.

Chair McGory introduced the site plan for 1702 Campbell Street and asked for Staff report. Mr. Ochs stated the applicant planned to revitalize the site and make it a mixed-use property. Mixed-use sites would be permitted in this zoning district- if all uses were either a permitted main or accessory use. The applicant proposed to "condoize" the entire building, with 7 condominiums on the top floor of this building, commercial space/restaurant on the main floor and a commercial space/retail on the lower floor. Each unit would be individually owned but the applicant would own the building. The applicant was proposing 82 parking spaces. The parking spaces and driveways would have an area coverage of 36, 044 sq. ft. The applicant was also proposing 4,000 sq. ft. of landscaping. The hours of the site would vary by use. The applicant proposed to provide lighting that fully points away from adjacent residential properties. The applicant has stated that architectural lighting may be used on the building. Chair McGory asked if there were any questions for Staff. Commissioner Zuilhof stated that he cannot properly view the site plan and then asked if the lighting shown on the plans was existing or new and if the lighting would be dark sky compliant. Commissioner Poggiali asked if the applicant would come forward and answer Commissioner Zuilhof's questions. Mr. Jeffery Krabill, the applicant, and Mr. John Feick, the applicant's architect, were present to speak on behalf of the application. Mr. John Feick answered the lighting plan was new and dark sky compliant. Mr. Krabill stated Staff recommended a 5th light fixture, but the applicant was trying to keep the lighting from causing problems with adjacent residential properties.

Commissioner Poggiali made a motion to approve the site plan with Staff conditions and the motion was seconded by Chair McGory.

- A vote was called, and the motion passed unanimously to approve the site plan.

Presentation

Findings from the OSU City & Regional Planning Junior Undergraduate Studio Coursework "Sandusky Climate Migration Adaption Plan."

Ms. Blair explained that Ohio State University reached out to Sandusky to use the City for their project on Climate Migration Adaptation Plan. The Commission would not be voting on this presentation, this was specifically for educational purposes. She continued that the students mission statement is to provide recommendations for the City to enhance the elements of the built and social environments that attract, inspire, and welcome those seeking to rehome in a climate refuge city. Ms. Blair presented the document/ plan to the Commission. The Commission was impressed by the presentation and agreed that Sandusky would be a great city for climate migrants.

Adjournment

Commissioner Poggiali made a motion to adjourn the Planning Commission Meeting and the motion was seconded by Commissioner Castile. The meeting adjourned at 7:24 pm.

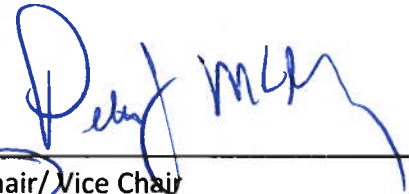
Next Meeting:

June 28, 2023, at 5:00pm.

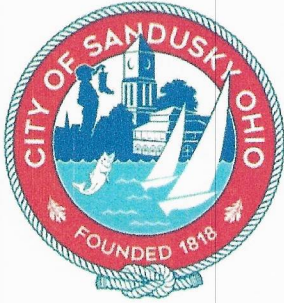
Approved:



Clerk



Chair/ Vice Chair



DEPARTMENT of COMMUNITY DEVELOPMENT

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

May 26, 2023

Dan McGookey – McGookey Law Offices
225 Meigs St.
Sandusky, OH 44870

RE: Zoning Map Amendment – 2068, 2056, 2054, 2050 Cleveland Rd. and a vacant lot in-between 2056 & 2068 Cleveland Rd. (parcels 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000)

This will confirm that the above application was considered by the Sandusky Planning Commission at its meeting on May 24, 2023. After reviewing the application, the Planning Commission has resolved to not recommend approval to the Zoning Map Amendment Application for 2068, 2056, 2054, 2050 Cleveland Rd. and a vacant lot in-between 2056 & 2068 Cleveland Rd. (parcels 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000)

Should you require any further information on this file, please contact Division of Planning at (419) 627 – 5973.

Sincerely,

Alec Ochs
Assistant Planner

ORDINANCE NO. _____

AN ORDINANCE AFFIRMING THE RECOMMENDATION OF THE PLANNING COMMISSION, DENYING THE REQUEST TO AMEND THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCEL NOS. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, AND 57-04471.000 LOCATED ON CLEVELAND ROAD FROM "R1-60" SINGLE-FAMILY RESIDENTIAL DISTRICT AND "R2F" TWO-FAMILY RESIDENTIAL DISTRICT TO "R-RB" RESIDENTIAL-BUSINESS DISTRICT.

WHEREAS, a request was made by Daniel McGookey on behalf of the property owners for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City for Parcels Nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000, located at 2068, 2056, 2054, and 2050 Cleveland Road and a vacant lot in-between 2056 & 2068 Cleveland Road, from "R1-60" Single-Family Residential District and "R2F" Two-Family Residential District to "R-RB" Residential-Business District; and

WHEREAS, the request for rezoning was made for purposes of using the properties for transient rental; and

WHEREAS, this request was heard by the Planning Commission at their May 24, 2023, meeting resulting in the Planning Commission's recommendation to **deny** the requested Zone Map Amendment for Parcels Nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000, located at 2068, 2056, 2054, and 2050 Cleveland Road and a vacant lot in-between 2056 & 2068 Cleveland Road; and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their January 22, 2024, regularly scheduled meeting; 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 Community Development, 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 affirms the recommendation of the Planning Commission denying the requested rezoning of the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinances of the City, Parcels Nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000, located at 2068, 2056, 2054, and 2050 Cleveland Road and a vacant lot in-between 2056 & 2068 Cleveland Road from "R1-60" Single-Family Residential District and "R2F" Two-Family Residential District to "R-RB" Residential-Business District.

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: _____
CATHY A. MYERS
CLERK OF THE CITY COMMISSION

Passed:

ORDINANCE NO. _____

AN ORDINANCE OVERTURNING THE RECOMMENDATION OF THE PLANNING COMMISSION; AND APPROVING THE REQUEST TO AMEND THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCEL NOS. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, AND 57-04471.000 LOCATED ON CLEVELAND ROAD FROM "R1-60" SINGLE-FAMILY RESIDENTIAL DISTRICT AND "R2F" TWO-FAMILY RESIDENTIAL DISTRICT TO "R-RB" RESIDENTIAL-BUSINESS DISTRICT.

WHEREAS, a request was made by Daniel McGookey on behalf of the property owners for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City for Parcels Nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000, located at 2068, 2056, 2054, and 2050 Cleveland Road and a vacant lot in-between 2056 & 2068 Cleveland Road, from "R1-60" Single-Family Residential District and "R2F" Two-Family Residential District to "R-RB" Residential-Business District and as more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, the request for rezoning was made for purposes of using the properties for transient rental; and

WHEREAS, this request was heard by the Planning Commission at their May 24, 2023, meeting resulting in the Planning Commission's recommendation to **deny** the requested Zone Map Amendment for Parcels Nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000, located at 2068, 2056, 2054, and 2050 Cleveland Road and a vacant lot in-between 2056 & 2068 Cleveland Road; and

WHEREAS, pursuant to Section 1113.04(b) of the Sandusky Codified Ordinances, the City Commission may disapprove or modify the recommendation by the Planning Commission by a vote of not less than three-fourths (3/4) of its entire membership, which is six (6) votes; and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their January 22, 2024, regularly scheduled meeting; 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 Community Development, 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 overturns the recommendation of the Planning Commission and hereby approves the rezoning, and the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinance of the City, is hereby

amended to effect the rezoning of Parcels Nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, 57-04471.000, located at 2068, 2056, 2054, and 2050 Cleveland Road and a vacant lot in-between 2056 & 2068 Cleveland Road from "R1-60" Single-Family Residential District and "R2F" Two-Family Residential District to "R-RB" Residential-Business District more fully described in Exhibits "A" and "B" which are attached to this Ordinance and specifically incorporated herein.

Section 2. The City’s Chief Planner is directed to make the change on the original Zoning Map on file in the Office of Planning and Zoning.

Section 3. 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 4. 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 5. 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: _____
CATHY A. MYERS
CLERK OF THE CITY COMMISSION

Passed:

TRANSFERRED

In Compliance with sections
319-202 and 322-02 of the
Ohio Revised Code

RN: 20220647 Page 1 of 3
Erie County Recorder BARBARA A. SESSLER
Recording Fee: \$42.00 Recorded 07/06/2022 12:45:26 PM

Fee: \$93.50
Exempt:
R.E. Transfer Fee: \$280.50
Richard H. Jeffrey
Erie County Auditor
Trans. Fees: : \$0.50
Date: Jul 06, 2022 by EO
eFile#: 21334908

Exhibit "A"

2068 Cleveland Rd.
1/3

WARRANTY DEED

JANICE HIRT, MARRIED; DANIEL NEWMAN, MARRIED; ROBERT NEWMAN, MARRIED; AND McKENZIE WOBSEY, MARRIED, for valuable consideration paid, grant to BLAKE McGORY, whose tax mailing address is 2068 Cleveland Road, Sandusky, Ohio 44870, the following real property:

SEE ATTACHED EXHIBIT 'A'

Prior Deed Reference: RN201608613
Erie County, Ohio Official Records

HARTUNG TITLE ORDER # E-31554141

These premises are transferred with general warranty covenants, excepting therefrom taxes and assessments, both general and special, from the date of the recordation of this deed and thereafter, which Grantee assumes and agrees to pay, easements, restrictions and reservations of record and zoning ordinances, if any.

DAVID M. HIRT, HUSBAND OF GRANTOR, JANICE HIRT; JULIE A. NEWMAN, WIFE OF GRANTOR, DANIEL NEWMAN; KELLY A. NEWMAN, WIFE OF GRANTOR, ROBERT NEWMAN; AND MICHAEL WOBSEY, HUSBAND OF GRANTOR, McKENZIE WOBSEY, release all rights of dower herein.

IN WITNESS WHEREOF, the said JANICE HIRT AND DAVID M. HIRT, WIFE AND HUSBAND; AND DANIEL NEWMAN AND JULIE A. NEWMAN, HUSBAND AND WIFE; ROBERT NEWMAN AND KELLY A. NEWMAN, HUSBAND AND WIFE; AND McKENZIE WOBSEY AND MICHAEL WOBSEY, WIFE AND HUSBAND, acting herein by JANICE A. HIRT, THEIR ATTORNEY-IN-FACT, duly authorized hereto by a Power of Attorney recorded in RN20220647, Erie County, Ohio Official Records; have hereunto set their hands this 6th day of July 2022.

Janice Hirt
Janice Hirt

David M Hirt
David M. Hirt

Janice A. Hirt POA
Janice A. Hirt, Attorney-in-Fact for
Daniel Newman, Julie A. Newman,
Robert Newman, Kelly A. Newman,
McKenzie Wobser and Michael Wobser

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named JANICE HIRT AND DAVID HIRT, HUSBAND AND WIFE; AND JANICE HIRT, ATTORNEY-IN-FACT FOR DANIEL NEWMAN AND JULIE A. NEWMAN, HUSBAND AND WIFE, ROBERT NEWMAN AND KELLY A. NEWMAN, HUSBAND AND WIFE, AND MCKENZIE WOBSEY AND MICHAEL WOBSEY, WIFE AND HUSBAND, who represented to me to be said persons and who signed the foregoing Instrument and acknowledged the same as their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 6th day of July, 2022.

Mary-Beth Windau
Notary Public



MARY-BETH WINDAU
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
JUNE 5, 2023

2068 Cleveland^k
313

Exhibit 'A'

Situated in the City of Sandusky, County of Erie and State of Ohio:

Lot Number One (1) on Ninth Street (or Cleveland Road so-called) in Fred W. Bauer's Subdivision, in the City of Sandusky, Erie County, Ohio as per Plat recorded in Volume 11 of Plats, Page 13, Erie County, Ohio Records. Subject to restrictions of record.

MA

Valant Lot

1/2

QUIT-CLAIM DEED

Elaine F. McGory, unmarried, of Erie County, Ohio, for valuable consideration paid, grants to Elaine F. McGory, Trustee of the Elaine F. McGory Revocable Trust Agreement Dated April 12, 2002, whose tax mailing address is 608 Neil Street, Sandusky, Ohio 44870, the following real property:

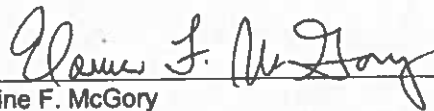
Situated in the City of Sandusky, County of Erie and State of Ohio:

Being Lot Number Two (2) on Ninth Street in Fred W. Bauer's Subdivision, as per plat recorded in Volume 11 of Plats, Page 13, Erie County, Ohio Records.

Prior Deed Reference: RN 128819
Erie County Deed Records

RN 200301093 Page 1 of 2
ERIE COUNTY OHIO RECORDER
Tish Fraley 2P
RECORDING FEE: 14.00
CTR Date 01/17/2003 Time 15:45:00

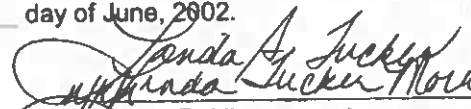
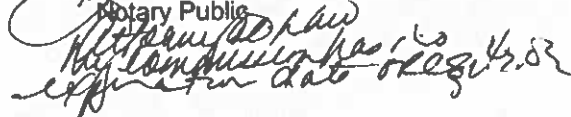
EXECUTED this 5th day of June, 2002.


Elaine F. McGory

STATE OF OHIO, COUNTY OF ERIE: ss

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named Elaine F. McGory, unmarried, who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person and who signed the foregoing instrument and acknowledged the same as her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 5th day of June, 2002.


Linda A. Tucker
Notary Public


MICROFILMED
SCANNED

ERIE COUNTY OHIO RECORDER
RN 200301093 Page 2 of 2

✓
RECEIVED
COUNTY CLERK
JAN 17 2008

Warranted
January 17, 2008
Que T. Adamson
ERIE COUNTY AUDITOR
\$650.00

APPROVED as per Erie County Requirements
and Sections 4733-37 thru 4733-37-07 of the
Ohio Administrative Code, 2011, No Field
Verifications for Accuracy made.

Erie County Engineer _____
Date: 11-13-03

2056 Cleveland

OK

2/2

EXHIBIT A

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being the whole of Sublot Number Three (3) on Ninth Street (Cleveland Road) in the Fred W. Bauer Subdivision of Sublots 5-6-7-8 South of Ninth Street and East of Pipe Creek in Original Lot Number 8, Portland Township, now in the City of Sandusky, Ohio.

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the
Ohio Administrative Code Only. No Field
Verifications for Accuracy made.

Erie County Engineer

Date:

1-28-03

This conveyance has been examined and the grantor has complied with sections 310.202 and 322.02 of the Revised Code.	
ITL: \$	
EXEMPT: \$	✓
R. T. TRANSFER: \$	
JUDITH T. HAMMOND Erie County Auditor	
by	BH

Transferred 1/28/03
Judith T. Hammond .50 Fee
ERIE COUNTY AUDITOR BH

2054 Cleveland Rd.
1/3

Transferred
Section 322-02 of the
Revised Code.
Exempt: ☒
R.E. TRANSFER:
Richard H. Jeffrey
Erie County Auditor
Trans. Fees: \$
3-15-21
Date: 3-15-21
By: [Signature]
Per O.R.C. 319.203
Erie County Auditor
Date 3-15-21
[Signature]

Quit Claim Deed

Know All Men By These Presents,

That, **JEFFREY C. LARSEN**, divorced, AND **CHRISTINE LARSEN**, divorced, the Grantors, who claims title by or through instrument recorded in the Erie County Deed Records Volume 522, Pages 802 and 803, Erie County Recorder's Office, for valuable consideration paid, does hereby transfer, remise, release, and forever quitclaim to **JEFFREY C. LARSEN**, the Grantee, whose Tax Mailing Address is 2054 Cleveland Road, Sandusky, OH 44870 all of her undivided interest in the following described real property:

See Attached Exhibit "A"

To Have and to Hold the premises aforesaid, with the appurtenances thereunto belonging to the said Grantee, his heirs and assigns, so that neither the said Grantors, nor their heirs, nor any other persons claiming title through or under, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand, the 10th day of March, 2021.

Christine Larsen
CHRISTINE LARSEN

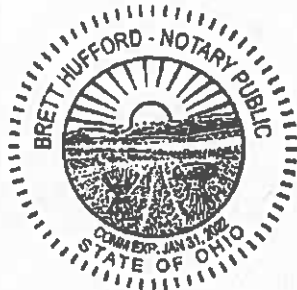
2054 Cleveland Rd 2/3

State of Ohio)
> ss.
County of Sandusky)

Before me a Notary Public in and for said County and State, personally appeared the above named **CHRISTINE LARSEN**, who acknowledged that he did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal this 10th *day of*
March, 2021.

This is an acknowledgment clause. No oath or affirmation was administered to the signor.



Brett Hufford
Notary Public

My Commission Expires: 01/31/2021

This instrument prepared by:
Duane L. Galloway, Esq.
DUANE L. GALLOWAY & ASSOCIATES
538 Huron Avenue
Sandusky, OH 44870
(419) 626-8630

2054 Cleveland Rd.
3/3

EXHIBIT "A"

Situated in the City of Sandusky, County of Erie and State of Ohio and described as follows:

Being the whole of sub-lot Number four (4) on Ninth Street (Cleveland Road) in the Fred W. Bauer Subdivision as per plat recorded in Volume 11 of Plats, page 13, Erie County, Ohio records.

Prior Deed Reference: Volume 522, Pages 802 and 803

Permanent Parcel No. 57-02989.000

Commonly known as 2054 Cleveland Road, Sandusky, Ohio 44870

2050 Cleveland R.

1/2

EXHIBIT A - LEGAL DESCRIPTION**Tax Id Number(s): 5704471000****Land Situated in the City of Sandusky in the County of Erie in the State of OH****BEING LOT NUMBER FIVE (5) IN FRED W. BAUER'S SUBDIVISION OF SUB-LOTS 5-6-7-8, SOUTH OF NINTH STREET (CLEVELAND ROAD SO-CALLED) AND EAST OF PIPE CREEK IN ORIGINAL LOT 8 PORTLAND TOWNSHIP, NOW IN THE CITY OF SANDUSKY, OHIO. NOW SAID LOT BEING 66 FEET FRONTING ON NINTH STREET AND EXTENDING SOUTHERLY THE SAME WIDTH A DISTANCE OF TWO HUNDRED (200) FEET;****EXCEPTING THEREFROM THE FOLLOWING:****SITUATED IN THE COUNTY OF ERIE IN THE STATE OF OHIO AND IN THE CITY OF SANDUSKY AND BEING THE SOUTHERLY 1.00 FOOT OF SUB-LOT 5 IN THE FRED W. BAUER'S SUBDIVISION, SECOND WARD, OF PARTS OF O.L. NOS 5,6,7 AND 8 EAST OF PIPE CREEK.****THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.****NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.****Commonly known as: 2050 Cleveland Road , Sandusky, OH 44870**

2050 Cleveland Rd
2/2STATE OF OHIO, ^{CAD}~~Erie~~ Cuyahoga

County ss:

This instrument was acknowledged before me this
Ernest A. Ettorre and Catherine A.
Ettorre, husband and wife

3rd day of November, 2015 by

My Commission Expires: April 3, 2017

Christine A Wilson
Notary Public
Christine A Wilson

Christine A Wilson
Notary Public, State of Ohio
My commission expires April 3, 2017
Recorded in Portage County



This instrument was prepared by
Ursula R McCray
1050 Woodward Ave
Detroit, MI 48226-1906
(313)373-0000

Loan origination organization Quicken Loans Inc.
NMLS ID 3030
Loan originator Alfonso Messina
NMLS ID 198487

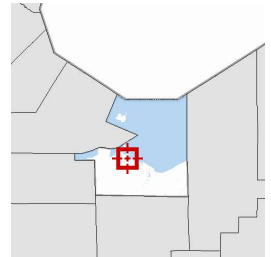
OHIO-Single Family-Fannie Mac/Freddie Mac
UNIFORM INSTRUMENT WITH MERS
VMP ©
Wolters Kluwer Financial Services



Form 3036 1/01
VMP6A(OH) (1302).00
Page 18 of 18



Overview



Legend

- Parcels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Date created: 1/16/2024
Last Data Uploaded: 1/16/2024 7:00:29 AM

Developed by Schneider
GEOSPATIAL

Exhibit "B"



DEPARTMENT OF PUBLIC WORKS

240 Columbus Avenue
Sandusky, Ohio 44870
419.627.5829
www.cityofsandusky.com

To: John Orzech, City Manager

From: Aaron M. Klein, P.E.

Date: January 10, 2024

Subject: Commission Agenda Item - Purchase of Cyanotoxin Testing Equipment for Big Island Water Works

ITEM FOR CONSIDERATION: Legislation to authorize the purchase of the Cyanotoxin Automated Assay System (CAAS) Cube Automated Analysis System in the amount of \$38,542.32 from Gold Standard Diagnostics Horsham Inc. of Warminster, Pennsylvania.

BACKGROUND INFORMATION: Algal blooms have become more noticeable in Ohio's lakes, streams, and rivers during the last several years. Although most blooms are green algae and not harmful, there are some that are actually a type of cyanobacteria that have the ability to produce toxins, called harmful algal blooms (HABs) that are capable of causing illness. In addition to producing toxins, these HABs can produce taste and odor issues in public water supplies.

Required testing of drinking water on a rigorous year-round schedule began with new regulations by the Ohio Environmental Protection Agency (OEPA) in 2016 when the City purchased the existing CAAS that is now obsolete and replacement parts are no longer being manufactured which would pose a risk to the public water supply if the equipment were to malfunction.

CAAS Cube Automated Analysis System is the only automated equipment on the market that is offered to laboratories in Ohio for OEPA-certified microcystin analysis. Per the OEPA there is no current data available on the reliability of other testing equipment on the market. All water purveyors in the State of Ohio are using CAAS when testing for microcystins and Gold Standard Diagnostics Horsham Inc. (formerly Abraxis Inc.) is the sole provider.

Additionally, as a cost analysis, the City has contacted another laboratory in the area and has estimated between \$10,000 and \$15,000 annually to outsource this work, not including staff time to transport the samples, meaning that the return on investment for this purchase is approximately three to four years.

BUDGETARY INFORMATION: The total cost for the purchase of Cyanotoxin Testing Equipment from Gold Standard Diagnostics is \$38,542.32 and will be paid for with Water Funds.

ACTION REQUESTED: It is recommended that proper legislation be prepared, and approval be granted to purchase the CAAS Cube Automated Analysis System and testing resources detailed in the attached quotation from Gold Standard Diagnostics Horsham Inc.. It is further requested that this be passed to take immediate effect in accordance with Section 14 of the City Charter to ensure the equipment is operational in-time for the 2024 Algal Season.

I concur with this recommendation:

John Orzech
City Manager

cc: C. Myers, Commission Clerk; M. Reeder, Finance Director; S. Hastings, Law Director

QUOTATION



Quote#: QL-JAL-231025-Sandusky OH

Gold Standard Diagnostics Horsham Inc.
124 Railroad Drive
Warminster, PA 18974

DATE: October 25, 2023

SHIP TO:

NAME: Bill Burch
COMPANY: City of Sandusky
ADDRESS: 2425 First Street
Sandusky, OH 44870

BILL TO:

NAME:
COMPANY:
ADDRESS:

PHONE #:

EMAIL: wburch@cityofsandusky.com

<u>QUANTITY</u>	<u>PART NUMBER</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
1	475006	CAAS Cube Automated Analysis System*: System price includes: - CAAS Cube, netbook computer (for instrument control) and battery back-up (UPS) - Instrument racks for 4mL vials and reagent bottles - Initial instrument installation and basic instrument training - On-site ELISA assay training (1 day), for up to 3 operators - ELISA training supplies (up to 3 test kits and an assay-specific analysis bundle as specified below) - First year service contract - includes up to 3 on-site field service visits and 1 preventative maintenance visit within the 1 year of install (travel, normal-wear parts and labor included) - Shipping via ground transportation within the domestic US	\$38 542.32	\$ 38 542.32
1	475006CYA	Cyanotoxin automated analysis bundle includes the following: Cyanotoxin ELISA training manual, 500 mL 5X wash buffer, 1L plastic bottle and cap, 4 mL vials and vial holder	Included with system purchase	Included with system purchase
3	varies	ELISA test kits for training (to be specified by customer based on testing requirements)	Included with purchase	Included with system purchase
* NOTE: Printer and application-specific sample collection preparation (dilution and extraction) and QC materials (beyond kit standards) are not included in the system price but may be available separately from Gold Standard Diagnostics.			TOTAL	\$38 542.32

Prices are valid for 90 days. Terms are net 30 days. In case of an order, applicable state and local taxes will be added to the invoice. Unpaid balances are subject to a service charge of 2.0% per month. F.O.B. Warminster, PA, freight prepaid and added.

Best regards,

Jane Love

Gold Standard Diagnostics Sales Team

jane.love@us.goldstandarddiagnostics.com

ORDERING PROCEDURE

1. Fax (215) 357-5232, mail, or telephone (215) 357 3911 your order with the following information:

- bill-to and ship-to addresses
- contact name and phone number
- date required
- purchase order number (or credit card number, expiration date, and name on card)
- quote number, where applicable
- quantity, description, part number, and price of items needed.

Incomplete information may delay the processing of your order.

2. All reagent shipments are sent via Federal Express Standard Overnight unless otherwise requested.

3. Shipping charges are prepaid and added to all invoices.

4. Visa, American Express, and MasterCard are accepted.

ORDER CANCELLATION & RETURN POLICY:

- Orders may be cancelled at any time prior to shipment without penalty with the exception of orders for custom or made-to-order products which must be cancelled, in writing, within 3 days of order receipt.
- Due to the perishable nature of many of our products, Gold Standard Diagnostics Horsham, Inc. is not able to accept returns on products that have already shipped unless 1) the return is requested as the result of a verified product defect or 2) the order cancellation request is made, in writing, within 3 days of order receipt.
- For order cancellations received within 3 days of order receipt that have already shipped, the customer will incur a 25% restocking fee plus associated shipping charges to and from the destination. Restocking fees and shipping charges do not apply at any time if the product is being returned due to a verified manufacturing defect.
- Exceptions may be made to this policy at the sole discretion of Gold Standard Diagnostics Horsham, Inc., on a case-by-case basis, upon customer request.

-FOR ORDERS ONLY-

CREDIT CARD#:		EXP. DATE:	
SECURITY CODE:		NAME ON CARD:	

PO#:	
------	--

SHIP DATE:		CARRIER:	
		CUSTOMER SHIPPING ACCT#:	

COMMENTS:

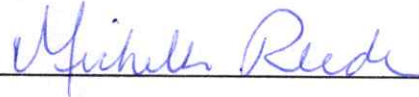
CERTIFICATE OF FUNDS

In the Matter of: Cyanotoxin Testing Equipment- BIWW

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 #612-5230-54090

By: _____



Michelle Reeder

Finance Director

Dated: 1/17/24

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO PURCHASE A CYANOTOXIN AUTOMATED ASSAY SYSTEM (CAAS) CUBE AUTOMATED ANALYSIS SYSTEM FROM GOLD STANDARD DIAGNOSTICS HORSHAM INC. OF WARMINSTER, PENNSYLVANIA, FOR USE AT THE BIG ISLAND WATER WORKS (BIWW) PLANT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, algal blooms have become more noticeable in Ohio's lakes, streams, and rivers during the last several years and although most blooms are green algae and not harmful, there are some that are actually a type of cyanobacteria that have the ability to produce toxins, called harmful algal blooms (HABs) that are capable of causing illness and in addition to producing toxins, these HABs can produce taste and odor issues in public water supplies; and

WHEREAS, the Ohio Environmental Protection Agency (EPA) issued new regulations on June 5, 2016, requiring testing of drinking water on a rigorous year-round schedule and subsequently the City purchased the existing CAAS that is now obsolete and replacement parts are no longer being manufactured; and

WHEREAS, Gold Standard Diagnostics Horsham Inc. (formerly Abraxis, Inc.) of Warminster, Pennsylvania, is the sole source provider for OEPA certified microcystin analysis and the Cyanotoxin Automated Assay System (CAAS) is the only automated equipment offered to laboratories in Ohio; and

WHEREAS, the cost for the Cyanotoxin testing equipment is \$38,542.32 and will be paid with Water 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 purchase and received the equipment and ensure it is operational for the 2024 algal season; 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 purchase a Cyanotoxin Automated Assay System (CAAS) Cube Automated Analysis System

from Gold Standard Diagnostics Horsham Inc. of Warminster, Pennsylvania, for use at the Big Island Water Works (BIWW) plant at an amount **not to exceed** Thirty-Eight Thousand Five Hundred Forty-Two and 32/100 Dollars (\$38,542.32).

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:

CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: January 22, 2024



CITY OF SANDUSKY POLICE DEPARTMENT

222 Meigs Street
Sandusky, Ohio 44870
419.627.5863
www.cityofsandusky.com

To: John Orzech, City Manager
From: Chief Jared Oliver
Date: January 9, 2024
Subject: **Commission Agenda Item – Amending Ordinance No. 23-083 for the Purchase of Seven Ford Utility Police SUV's**

ITEM FOR CONSIDERATION: Legislation amending Ordinance No. 23-083, passed on March 27, 2023, approving the purchase of seven (7) Ford Utility Police SUVs from Montrose Ford of Akron, Ohio, at an amount not to exceed \$288,930.88 for the Police Department.

BACKGROUND INFORMATION: The above listed vehicles were approved for purchase at the price of \$288,930.88 based upon a request for proposal (RFP) issued on February 17, 2023, to provide pricing on a 2023 Ford Utility Police SUV, of which only one proposal was received on the proposal due date of March 7, 2023, from Montrose Ford of Akron, Ohio. After review of the proposal package by a selection committee and conversations with the dealer, it was determined the proposal from Montrose Ford was the lowest and best based upon vehicle specifications, delivery and cost.

The vehicles have been produced and the last of the vehicles are in the process of delivery. Since the order date, the total price of the seven (7) vehicles has increased by an additional \$6,638.40 due to inflation costs.

BUDGETARY INFORMATION: The original cost of the seven (7) vehicles was \$288,930.88 and with the additional cost of \$6,638.40, the final cost is \$295,569.28 and will be paid with Capital Funds.

ACTION REQUESTED: It is requested the proper legislation be prepared to amend Ordinance No. 23-083, passed on March 27, 2023, and approval granted for the additional cost not to exceed \$6,638.40 making the entire purchase for the seven (7) Ford Utility Police SUV's not to exceed \$295,569.28. It is further requested that this legislation takes immediate effect in full accordance with Section 14 of the City Charter in order to make payment in a timely manner upon receipt of invoice once the last of the vehicles has been delivered.

Approved:

I concur with this recommendation:

Jared Oliver, Police Chief

John Orzech, City Manager

Cc: Michelle Reeder, Finance Director; Stewart Hastings, Law Director

CERTIFICATE OF FUNDS

In the Matter of: Police Cruisers

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 #430-1010-55650

By: Michelle Reeder

Michelle Reeder

Finance Director

Dated: 1/17/24

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 23-083, PASSED ON MARCH 27, 2023; AUTHORIZING AND DIRECTING THE CITY MANAGER TO PURCHASE SEVEN (7) FORD POLICE SPORT UTILITY VEHICLES FROM MONTROSE FORD OF AKRON, OHIO, FOR THE POLICE DEPARTMENT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, a determination was made by the Police Chief and Fleet Maintenance Foreman that there is a need to replace three (3) police vehicles that have exceeded their useful life for the Sandusky Police Department and these vehicles will be placed in other City Departments; and

WHEREAS, this City Commission authorized the purchase of three (3) Ford Police Sport Utility Vehicles (SUVs) through the State of Ohio Department of Administrative Services Cooperative Purchasing Program from Montrose Ford of Akron, Ohio, for the Police Department by Ordinance No. 22-053, passed on March 14, 2022; and

WHEREAS, subsequent to placing the order for the vehicles, Ford halted all production of their Police SUV's and when production restarted, the vehicles were not available through the State's Cooperative Purchasing Program; and

WHEREAS, a Request for Proposals (RFP) was issued on February 17, 2023, for the replacement of the three (3) SUVs previously ordered in 2022 and four (4) SUVs for 2023 for a total of (7) Police SUVs in which one (1) proposal was received and evaluated by a selection committee and based upon vehicle specifications, delivery and cost, the proposal from Montrose Ford of Akron, Ohio, was selected as lowest and best; and

WHEREAS, the City Commission repealed Ordinance No. 22-053, passed on March 14, 2022, and authorized the purchase of seven (7) Ford Police Sport Utility Vehicles from Montrose Ford of Akron, Ohio, for the Police Department, by Ordinance No. 23-083, passed on March 27, 2023; and

WHEREAS, the vehicles have been produced with the last of the vehicles being in the process of delivery and since the order date, the total cost of the seven (7) vehicles has increased a total of \$6,638.40 due to inflation costs and therefore an amendment to Ordinance No. 23-083 was necessary to reflect the final cost; and

WHEREAS, the total cost for the seven (7) Ford Police Sport Utility Vehicles was \$288,930.88 and with the increased cost of \$6,638.40, the revised total cost is \$295,569.28 and will be paid with Capital 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 make payment in a timely manner upon receipt of invoice once the last of vehicles has been delivered; 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 of the City of Sandusky, Ohio, including the Police Department, 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 hereby amends Ordinance No. 23-083, passed on March 27, 2023.

Section 2. The City Manager is authorized and directed to purchase seven (7) new 2023 Ford Police Sport Utility Vehicles from Montrose Ford of Akron, Ohio, at an amount **not to exceed Two Hundred Ninety-Five Thousand Five Hundred Sixty-Nine and 28/100 Dollars (\$295,569.28).**

Section 3. 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 4. 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 5. 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: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: January 22, 2024



DEPARTMENT OF PUBLIC WORKS

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

To: John Orzech, City Manager

From: Scott Kromer, Streets & Utilities Superintendent

Date: January 9, 2024

Subject: Commission Agenda Item – Purchase of a 2024 Ford Super Duty F-450 Cab & Chassis for the Water Distribution Division

ITEM FOR CONSIDERATION: Legislation authorizing the purchase of a 2024 Ford Super Duty F-450 Cab & Chassis from National Auto Fleet Group of Watsonville, California through the Sourcewell Cooperative Purchasing Program Contract 091521-NAF for the Water Distribution Division.

BACKGROUND INFORMATION: The above listed truck chassis is available for a purchase price of \$56,820.00, from National Auto Fleet Group of Watsonville, California through the Sourcewell Cooperative Purchasing Program, Contract 091521-NAF.

On June 22, 2023, a motorist ran a red light at the intersection of Cedar Point Drive and First Street and collided with the Water Distribution 2019 Ford F-450 Truck, causing significant damage. The Fleet Maintenance Chief Foreman is recommending the truck chassis, VIN# 1FDUF4HY5KDA05039 with 22,500 miles, be declared damaged beyond repair and unfit for City use and will be auctioned on the internet with the proceeds from the sale being deposited in the water fund. City mechanics will completely outfit the new Ford F-450 by using the 2019 Ford F-450 body.

BUDGETARY INFORMATION: The total cost for a 2024 Ford Super Duty F-450 Cab & Chassis is \$56,820.00 and will be paid for using Water funds. This purchase will be fully reimbursed by the motorist through an insurance claim.

ACTION REQUESTED: It is recommended that proper legislation be prepared and approval be granted to purchase 2024 Ford Super Duty F-450 Truck Chassis from National Auto Fleet Group of Watsonville, California, through the Sourcewell Cooperative Purchasing Program Contract 091521-NAF, in an amount not to exceed \$56,820.00. It is further requested that the legislation be passed under suspension of the rules in full accordance with Section 14 of the City Charter so the truck chassis can be immediately ordered so Water Distribution staff can begin utilizing the replacement vehicle at the earliest opportunity.

I concur with this recommendation:

John Orzech
City Manager

Aaron Klein
Director

cc: C. Myers, Commission Clerk; M. Reeder, Finance Director; S. Hastings, Law Director



National Auto Fleet Group

A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

9/12/2023

Quote ID: **35619**

Order Cut Off Date: **TBA**

Troy Vaccaro
City of Sandusky Ohio
Fleet Maintenance

222 Meigs St
1024 Cement Ave

Sandusky, Ohio, 44870

Dear Troy Vaccaro,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

One (1) New/Unused (2024 Ford Super Duty F-450 DRW (F4H) XL 4WD Reg Cab 145" WB 60" CA,) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	\$58,725.00	\$56,820.00	3.244 %	\$1,905.00
Tax (0.0000 %)		\$0.00		
Tire fee		\$0.00		
Total		\$56,820.00		

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell Contract 091521-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper
Account Manager
Email: Fleet@NationalAutoFleetGroup.com
Office: (855) 289-6572
Fax: (831) 480-8497



Purchase Order Instructions & Resources

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: Fleet@NationalAutoFleetGroup.com

Fax: (831) 480-8497

Mail: National Auto Fleet Group

490 Auto Center Drive

Watsonville, CA 95076

We will send a courtesy confirmation for your order and a W-9 if needed.

Additional Resources

Learn how to track your vehicle: www.NAFGETA.com

Use the upfitter of your choice: www.NAFGpartner.com

Vehicle Status: ETA@NationalAutoFleetGroup.com

General Inquiries: Fleet@NationalAutoFleetGroup.com

For general questions or assistance please contact our main office at:

1-855-289-6572

Vehicle Configuration Options

ENGINE	
Code	Description
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas, (STD)
TRANSMISSION	
Code	Description
44G	Transmission: TorqShift 10-Speed Automatic, (STD)
TIRES	
Code	Description
TGJ	Tires: 225/70Rx19.5G BSW A/P, (STD)
PRIMARY PAINT	
Code	Description
HX	Antimatter Blue Metallic
SEAT TYPE	
Code	Description
AS	Medium Dark Slate, HD Vinyl 40/20/40 Split Bench Seat, -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar
AXLE RATIO	
Code	Description
X48	4.88 Axle Ratio, (STD)
ADDITIONAL EQUIPMENT	
Code	Description
512	Spare Tire & Wheel, -inc: Excludes carrier, 6-Ton Hydraulic Jack
18B	Platform Running Boards
61J	6-Ton Hydraulic Jack
872	Rear View Camera & Prep Kit, -inc: Pre-installed content includes cab wiring and frame wiring to the rear most cross member, Upfitters kit includes camera w/mounting bracket, 20' jumper wire and camera mounting/aiming instructions
OPTION PACKAGE	
Code	Description
650A	Order Code 650A

2024 Fleet/Non-Retail Ford Super Duty F-450 DRW XL 4WD Reg Cab 145" WB 60" CA

WINDOW STICKER

2024 Ford Super Duty F-450 DRW XL 4WD Reg Cab 145" WB 60" CA		
CODE	MODEL	MSRP
F4H	2024 Ford Super Duty F-450 DRW XL 4WD Reg Cab 145" WB 60" CA	\$55,645.00
OPTIONS		
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas, (STD)	\$0.00
44G	Transmission: TorqShift 10-Speed Automatic, (STD)	\$0.00
TGJ	Tires: 225/70Rx19.5G BSW A/P, (STD)	\$0.00
HX	Antimatter Blue Metallic	\$0.00
AS	Medium Dark Slate, HD Vinyl 40/20/40 Split Bench Seat, -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar	\$0.00
X48	4.88 Axle Ratio, (STD)	\$0.00
512	Spare Tire & Wheel, -inc: Excludes carrier, 6-Ton Hydraulic Jack	\$350.00
18B	Platform Running Boards	\$320.00
61J	6-Ton Hydraulic Jack	INC
872	Rear View Camera & Prep Kit, -inc: Pre-installed content includes cab wiring and frame wiring to the rear most cross member, Upfitters kit includes camera w/mounting bracket, 20' jumper wire and camera mounting/aiming instructions	\$415.00
650A	Order Code 650A	\$0.00
Please note selected options override standard equipment		
SUBTOTAL		\$56,730.00
Advert/ Adjustments		\$0.00
Manufacturer Destination Charge		\$1,995.00
TOTAL PRICE		\$58,725.00
Est City: N/A MPG		
Est Highway: N/A MPG		
Est Highway Cruising Range: N/A mi		

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Notes

Standard Equipment

MECHANICAL

Engine: 7.3L 2V DEVCT NA PFI V8 Gas (STD)
Transmission: TorqShift 10-Speed Automatic -inc: 10R140 w/neutral idle, SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and off-road (STD)
4.88 Axle Ratio (STD)

EXTERIOR

Tires: 225/70Rx19.5G BSW A/P (STD)

WHEELS

Wheels: 19.5" x 6" Argent Painted Steel -inc: Hub covers/center ornaments not included
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ADDITIONAL EQUIPMENT

50-State Emissions System
Transmission w/Oil Cooler
Electronic Transfer Case
Part-Time Four-Wheel Drive
78-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
HD 250 Amp Alternator
Towing Equipment -inc: Brake Controller and Trailer Sway Control
Trailer Wiring Harness
9640# Maximum Payload
GVWR: 16,500 lb Payload Package
HD Shock Absorbers
Front And Rear Anti-Roll Bars
Firm Suspension
Hydraulic Power-Assist Steering
40 Gal. Fuel Tank
Single Stainless Steel Exhaust
Dual Rear Wheels
Auto Locking Hubs
Front Suspension w/Coil Springs
Solid Axle Rear Suspension w/Leaf Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control
Upfitter Switches
Clearcoat Paint
Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks
Black Fender Flares
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding and Turn Signal Indicator
Manual Extendable Trailer Style Mirrors
Fixed Rear Window
Light Tinted Glass
Variable Intermittent Wipers
Aluminum Panels
Front Splash Guards

Black Grille
Autolamp Auto On/Off Aero-Composite Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
Cab Clearance Lights
Perimeter/Approach Lights
Radio w/Seek-Scan, Clock and Speed Compensated Volume Control
Radio: AM/FM Stereo w/MP3 Player -inc: 4 speakers
Fixed Antenna
SYNC 4 Communications & Entertainment System -inc: enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink, 1 smart-charging USB port and trailer brake controller
2 LCD Monitors In The Front
4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer
FordPass Connect 5G Mobile Hotspot Internet Access
Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
Cruise Control w/Steering Wheel Controls
Manual Air Conditioning
Illuminated Locking Glove Box
Interior Trim -inc: Chrome Interior Accents
Full Cloth Headliner
Urethane Gear Shifter Material
HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar
Day-Night Rearview Mirror
Passenger Visor Vanity Mirror
Full Overhead Console w/Storage and 2 12V DC Power Outlets
Front Map Lights
Fade-To-Off Interior Lighting
Full Vinyl/Rubber Floor Covering
Smart Device Remote Engine Start
Instrument Panel Covered Bin and Dashboard Storage
Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks
Driver Information Center
Trip Computer
Outside Temp Gauge
Digital/Analog Appearance
Seats w/Vinyl Back Material
Manual Adjustable Front Head Restraints
Securilock Anti-Theft Ignition (pats) Immobilizer
2 12V DC Power Outlets
Air Filtration
Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Pre-Collision Assist with Automatic Emergency Braking (AEB)
Lane Departure Warning
Collision Mitigation-Front
Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch

Safety Canopy System Curtain 1st Row Airbags
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters

CERTIFICATE OF FUNDS

In the Matter of: Ford F450- Water Distribution

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 #612-5250-54090

By: Michelle Reeder

Michelle Reeder

Finance Director

Dated: 1/17/24

ORDINANCE NO. _____

AN ORDINANCE DECLARING A 2019 FORD F-450 TRUCK, AS UNNECESSARY AND UNFIT FOR CITY USE PURSUANT TO SECTION 25 OF THE CITY CHARTER; AUTHORIZING AND DIRECTING THE CITY MANAGER TO PURCHASE A 2024 FORD SUPER DUTY F-450 CAB & CHASSIS FROM NATIONAL AUTO FLEET GROUP OF WATSONVILLE, CALIFORNIA, FOR THE WATER DISTRIBUTION DIVISION; AND DECLARING THAT THIS ORDINANCE SHALL TAKE IMMEDIATE EFFECT IN ACCORDANCE WITH SECTION 14 OF THE CITY CHARTER.

WHEREAS, on June 22, 2023, a motorist collided with a City vehicle at the intersection of Cedar Point Drive and First Street causing significant damage to a 2019 Ford F-450 truck; and

WHEREAS, it was determined that the 2019 Ford F-450 truck, VIN No. 1FDUF4HY5KDA05039, with 22,500 miles, is beyond repair and the Fleet Maintenance Chief Foreman is recommending the truck be declared obsolete, unnecessary and unfit for City use and be auctioned on the internet with the proceeds from the sale to be deposited in the Water Fund; and

WHEREAS, it is recommended to replace the 2019 Ford F-450 truck that is used by the Water Distribution Division with a new 2024 Ford Super Duty F-450 Cab & Chassis; and

WHEREAS, Sourcewell's 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 2024 Ford Super Duty F-450 Cab & Chassis that has been competitively bid and made available through the membership from National Auto Fleet Group of Watsonville, California; and

WHEREAS, the total cost the 2024 Ford Super Duty F-450 Cab & Chassis is \$56,820.00 and will initially be paid with Water Funds and then reimbursed by the motorist through an insurance claim; 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 immediately placed so the Water Distribution Staff can begin utilizing the replacement vehicle at the earliest opportunity; 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 Water Distribution

Division, 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 finds and determines that the 2019 Ford F-450 truck, VIN No. 1FDUF4HY5KDA05039, is unnecessary and unfit for City use pursuant to Section 25 of the City Charter and the City Manager is authorized and directed to dispose of this personal property no longer needed for City purposes through public auction, sale process or internet auction with the proceeds from sale to be deposited into the Water Fund.

Section 2. The City Manager is authorized and directed to expend funds for the purchase a 2024 Ford Super Duty F-450 Cab & Chassis through the Sourcewell Cooperative Purchasing Program (Contract 091521-NAF) from National Auto Fleet Group of Watsonville, California, for the Water Distribution Division at an amount **not to exceed** Fifty-Six Thousand Eight Hundred Twenty and 00/100 Dollars (\$56,820.00).

Section 3. 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 4. 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 5. 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: _____
CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: January 22, 2024