

Dennis Murray called the meeting to order at 5:30 p.m. after the Invocation, given by Greg Lockhart, and the Pledge of Allegiance.

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

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

Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to approve the minutes of the October 10 meeting and suspend the formal reading. The President declared the motion passed.

#### **PROCLAMATION**

Nikki Lloyd presented a **Proclamation on behalf of Business Appreciation Week**. Nikki Lloyd thanked those in Sandusky for choosing to do business here. People do have choices about where to open their business and from her own experience, Sandusky and Erie County is a supportive place. Dennis Murray said businesses are critical to the lifeblood of a community as they support families, schools and churches and we cannot do much of anything without them. The city has changed the way it assists businesses, especially with its attitude, and thanked all on staff who have made this possible.

#### **AUDIENCE PARTICIPATION**

None.

#### **CONSENT AGENDA ITEMS**

Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept all communications. The President declared the motion passed.

The President asked if anyone wished to remove any of the Consent Agenda Items; there were no requests to do so.

#### **A. Submitted by Hank Solowiej, Finance Director**

##### **BUDGET AMENDMENT #6**

**Budgetary Information:** Appropriation amendments are required to update the budget for previous actions of the city. Examples include, but are not limited to:

- Additional payroll expenses for Police Reserve Officers
- Additional expenses related to Horticultural Services and Cemetery operations
- Issue 8 carryover funds for economic development and housing/blight initiatives
- Treatment expenses for indigent drivers through the Municipal Court
- Water and sewer administrative support portion for new phone system and virtual servers

**ORDINANCE NO. 17-192:** It is requested an ordinance be passed adopting Amendment #6 to Ordinance #17-064 passed by this City Commission on March 27, 2017, making general appropriations for the FY 2017; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

#### **B. Submitted by John Orzech, Police Chief and Rick Wilcox, Fire Chief**

##### **PAYMENT FOR ANNUAL 9-1-1 EQUIPMENT REPLACEMENT & MAINTENANCE**

**Budgetary Information:** The total amount of this expenditure is \$16,961.47. The replacement cost is \$9,342.22 and the maintenance cost is \$7,619.25. The cost will be paid with funds from the Police Department's 2017 operating budget in the amount of \$8,480.74 and from the EMS fund in the amount of \$8,480.73.

**ORDINANCE NO. 17-193**: It is requested an ordinance be passed authorizing payment for replacement and maintenance costs pursuant to the 9-1-1 agreement between the City of Sandusky and Erie County; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Dick Brady and second of Dave Waddington, the Commission voted to accept the Consent Agenda and declare all ordinances and/or resolutions as drafted and presented to the City Commission under the Consent Agenda shall take effect in full accordance with the Section reflected in the ordinances and/or resolutions, whether it be in full accordance with Section 13 or Section 14 of the City Charter. Roll call on the motion: Wes Poole, Dave Waddington, Nikki Lloyd, Dennis Murray, Dick Brady, Greg Lockhart and Naomi Twine, 7. Roll call on the ordinances and resolutions: Yeas: Wes Poole, Dave Waddington, Nikki Lloyd, Dennis Murray, Dick Brady, Greg Lockhart and Naomi Twine, 7. The President declared the ordinances and resolutions contained in the Consent Agenda passed in full accordance with the City Charter.**

### **REGULAR AGENDA**

#### **1. Submitted by Scott Thom, Building Official**

##### **BOARD OF APPEALS DECISION RE: 1719 WEST MADISON STREET**

**Budgetary Information**: Any costs for abatement will be assessed to the property.

**RESOLUTION NO. 051-17R**: It is requested a resolution be passed accepting Resolution 17-001 of the Sandusky Building Code Board of Appeals and authorizing the Building Official of the City of Sandusky, Ohio, to take the necessary action to abate the nuisance by demolition located at 1719 West Madison Street, Sandusky, Ohio; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Dave Waddington and second of Naomi Twine, the Commission voted to approve this resolution under suspension of the rules and in full accordance with Section 14 of the city charter.**

*Discussion*: Justin Harris said this legislation would allow the resolution adopted by the Sandusky Building Code Board of Appeals to be accepted unless rejected by a two-third vote of the commission. The property was inspected by the city's previous and current Building Officials numerous times dating back to 2014 and the appeal was heard on September 21 for abatement of the nuisance. The findings of fact from the Chairperson are being presented on behalf of the Building Code Board of Appeals and the conclusions reached by them are to be accepted or rejected. Wes Poole said without hearing evidence to the contrary, he accepts what has been presented. Dick Brady said he sat through the hearing regarding this matter and we do not take these matters lightly. This is a drastic measure we are taking and we have provided serious discussion to find remedies to avoid demolishing property. Dick Brady said he is convinced this is the right course of action and applauds staff for working through this issue; this is an unfortunate result, but it is the best for our city.

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

#### **2. Submitted by Aaron Klein, Director of Public Works**

##### **PURCHASE OF EIGHT GATE CONTAINERS AND EQUIPMENT FOR THE WASTE WATER TREATMENT PLANT**

Dennis Murray said this item will not be presented tonight as staff needs to do a little more work with it.

**3. Submitted by Matt Lasko, Chief Development Officer****RIGHT TO SELL AGREEMENT WITH HANNA COMMERCIAL REAL ESTATE FOR FORMER G & C FOUNDRY PROPERTY**

**Budgetary Information:** After execution of a city commission approved purchase and sale agreement with an approved buyer and upon closing of the transaction, the city will be responsible for paying Hanna a broker commission equal to eight percent of the gross sale price. These funds will be paid to Hanna through closing. All remaining net proceeds from the sale of the property will be deposited into the real estate development fund.

**ORDINANCE NO. 17-194:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into an exclusive right to sell agreement with Hanna Commercial Real Estate of Cleveland, Ohio, for the marketing and sale of the former G & C Foundry property located at 2806 West Monroe Street; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Naomi Twine and second of Dave Waddington, the Commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.**

*Discussion:* Matt Lasko said this property has been an eyesore for many years and the city acquired it in 2016 and immediately demolished the structure and the next logical step is to bring this site back to market from a commercial/industrial standpoint. During the qualifications process with commercial brokerage firms, four proposals were received. Based on the marketing strategy and the track record from those proposals, a recommendation was made to utilize Hanna Commercial Real Estate. This agreement is for twelve months with an eight percent commission; the listing is for \$220,000 or \$32,000 per acre; it will also extend for three additional months if necessary. If someone proposes to purchase the site at list price or more than the list price, the city has sole authority whether to accept or reject the proposals. We would like to ensure we find the right user/developer for this property and even if we were offered full listing price, we have the ability to accept or deny it. Dennis Murray commended Matt Lasko and his team for the work done and said this previously was a brownfield property which has been cleaned up and made ready for future development.

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

**CITY MANAGER'S REPORT**

- **Upon motion of Dave Waddington and second of Nikki Lloyd, the commission voted to accept numerous bags of candy to distribute at Halloween events by members of the Police Department. The President declared the motion passed.**
- **The Police Department will be participating in at least six Halloween events** to pass out candy or other trinkets. This is made possible because of the generosity of citizens who have donated items to the Department.
- Crystal Bunts, Outreach Coordinator for the Alliance Abroad Group, has requested Sgt. Ron Snyder participate as a presenter at their **National Conference in the Wisconsin Dells** on November 8 – 9. Funding is available in the Police Department's travel/training budget and Ms. Bunts is working on outside funding sources, which will be reimbursed to the city, should she find one.

- Members of the **Fire Department will be at the Farmer’s Market on October 28 from 8 a.m. to 12 p.m. for Fire Prevention Month.** They will also be participating in the **Community Harvest Festival** on October 28 from 1 p.m. to 4 p.m.
- Members of the **Fire Department will be participating in Trick or Treat at Cedar Point** on October 25.
- Finance Director **Hank Solowiej attended Cybersecurity training** on October 3.
- Staff in the Street/Traffic Division will begin **citywide leaf collection** on October 31. Residents are asked to pay close attention to the dates and times to ensure they receive the best service possible. One addition to the program this year is a drop-off area for bagged leaves near the Marquette Street entrance to the City Service Center. This will be available each day of the week from October 31 to December 31. Questions about the leaf collection program can be directed to the Public Works Department at 419.627.5829.
- The regular **Planning Commission meeting** will be held on October 25 at 4:30 p.m. in the first floor conference room.
- The regular **Board of Zoning Appeals meeting** will be held on November 16 at 4:30 p.m. in the first floor conference room.
- City and Erie County Economic Development Corporation staff members will be visiting local businesses in recognition of **Business Appreciation Week** to thank them and identify any needs they may have.
- The Recreation and Planning Departments have applied for a **coastal management assistance grant through the Ohio Department of Natural Resources Office of Coastal Management for “Paddle Sandusky”**. This project is designed to implement public access for canoeing, kayaking, adaptive sailing and standup paddle boarding at several locations along Sandusky’s Bayfront. The application was due October 20 and the city proposed this \$125,000 project with half from city funds and public/private partnerships and local businesses and clubs. Applicants will be notified by November 27 and projects are scheduled to begin in July, 2018, and be completed 12 to 18 months later.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

**Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to donate \$1,500 toward the cost of the Martin Luther King, Jr. bust to be placed in Washington Park.**

*Discussion:* Dave Waddington said he attended the NAACP banquet on Saturday with several other commissioners and said Rev. Darden has been trying to make this a reality for several years. Forty years ago, the cost would have been \$400, but now it is \$10,000 and this group has collected approximately \$3,000; it is time to move forward and help finish this project. Greg Lockhart said this is worthy and we have created a fund for artwork in the city and this would be a very appropriate donation. Dick Brady said he believes the location has been determined to be in the East side of Washington Park where the Freedom Shrine is located. Kelly Kresser said Rev. Darden and Jennifer Ashburn have been asked to provide written documentation about the size, weight and dimensions of this memorial so the city could design and landscape the area where it will be placed. Dennis Murray said although there is not yet a formalized authorization,

this can be done and encouraged city staff to work closely on making sure it will be a perfect fit as this has been a longtime coming and is worthwhile. Dave Waddington said the site dedication was held on April 4 and we have to work together to complete this. Wes Poole said he appreciates the commission support to get this done and it is early in the process of identifying a definitive place as we need a drawing and there may perhaps be a better location. Naomi Twine said she fully supports this and said Sandusky has played a significant role over the years including our history with the Underground Railroad and this is a great idea once the specifications are received.

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

**Upon motion of Greg Lockhart and second of Wes Poole, the commission voted to dedicate the pathway at Lions Park to Dr. Anthony Linz.**

*Discussion:* Greg Lockhart said the ADA/Fair Housing Board today decided the Lions Park walkway would be a great place for a dedication to Dr. Linz who created the ADA Board as this walkway is ADA accessible. Brad Link said this would be the area from the turnaround, heading west along the waterfront, and the specifics can be worked out at a later time. Dennis Murray asked if the ADA/Fair Housing Board members have found this area to be appropriate and Greg Lockhart indicated they have.

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

Dave Waddington said he attended the **Lions Park rededication** and this park has been worked on since 2007 with many roadblocks, but it is nice to see it complete and is thrilled with the improvements. This reminded him of a call he received several years ago from George Mylander when the city greenhouse was going to potentially be closed and caused the city to go green with solar panels installed through award if grant monies. Things can be changed and going forward, we can make a difference and we need to keep pushing and not give up. Dave Waddington thanked past commissioners and staff for making this happen. Dennis Murray said Lions Park is a crown jewel for Sandusky and this is a gorgeous facility. We have spent a little over \$2.2 million over the past nine years at this park and all of the improvements were guided by a study. The study was done when the city did not have a lot of money and it took at least 25 votes to make all of these improvements over a number of years. Dick Brady said sometimes small things make a big difference and Aaron Klein is helping lead the way for Ohio to pay attention to green infrastructure and 285,000 less gallons of water will flow into our treatment plant because now we are treating it through bioswales and raingardens. This type of technology will help to make Sandusky a model throughout the state. Brad Link said over the past two years, we have put new roofs on the shelters, fixed picnic tables, concrete and new flashing inside the shelters at Lions Park.

Greg Lockhart announced **Trinity United Methodist Church will host a Trunk-or-Treat** on October 27 from 5 p.m. to 7 p.m. in their parking lot with hot dogs, cider and doughnuts.

Greg Lockhart said as a city, we are further ahead than most cities our size in Ohio with economic development. He has been contacted by the **National League of Cities** (NLC) and would like Sandusky to join as they offer many benefits including conferences for elected officials and staff members, a prescription discount program for residents and others. The membership fee is small in comparison to other things and would like Sandusky to join to stay ahead of the curve. Dennis Murray said he has experience with the Ohio Municipal League but found it to be a rather ineffective organization but is open to NLC membership; he asked to determine why the city dropped out and the exact cost of membership before committing. Eric Wobser said this has come up at the staff level and one of his former colleagues has also asked about Sandusky joining the NLC. Eric Wobser said he has had some experience with them in previous positions and is

very open toward membership which is approximately \$1,800 for a city of our size. We can bring back additional details for our participation at the state and national level.

#### **AUDIENCE PARTICIPATION**

Sharon Johnson, 1139 Fifth Street, asked if the city will accept offers below the listing price of \$220,000 for the former G & C property and Dennis Murray said it is not unlike when a home is listed and there may be bargaining, but this is where we have set the mark. Sharon Johnson said she would like to see more times for leaf collection on city streets; specifically, in her area, there are leaves in the gutter all winter until springtime and asked if this has been corrected. Dennis Murray said staff got a loud and clear message last year the commission was disappointed about this and there were things which occurred with the weather that exacerbated the matter, but we have put more overtime hours into the budget to make sure we keep up. Aaron Klein said switching trucks over from leaf collection to plowing efforts takes quite a bit of time and one issue last year was an early snow. We strongly urge residents to get leaves out by the date listed on the schedule so they do not sit in the tree lawn and try to make sure vehicles are not parked on the street during collection days. Residents are also permitted, for the first time this year, to take bagged leaves to the Service Center for disposal. Sharon Johnson asked how the City Hall project is going along since the groundbreaking is over. Matt Lasko said the financing has closed and building permits have been issued; a delivery date is December, 2018, and the developer is finishing up bids for asbestos removal and it may take time for the project to ramp up where scaffolding or dumpsters are visible as interior demolition and asbestos abatement will take place first.

**At 6:13 p.m., upon motion of Dave Waddington and second of Nikki Lloyd, the commission voted to adjourn. The President declared the motion passed.**

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Kelly L. Kresser, CMC  
Commission Clerk

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