

The President called the meeting to order at 5 p.m. after the Invocation, given by Dick Brady, and the Pledge of Allegiance.

The Clerk called the roll and the following Commissioners responded: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris, Mike Meinzer and Wes Poole.

City staff present: Brendan Heil – Law Director, Don Rumbutis – IT Technician and Stuart Hamilton – IT Manager.

City staff via teleconference: Eric Wobser - City Manager, John Orzech – Assistant City Manager, Michelle Reeder – Finance Director, Jonathan Holody – Development Director, Jared Oliver – Police Chief, , Aaron Klein – Public Works Director, Jim Green – Acting Fire Chief, Nicole Grohe –Programs Administrator and Kelly Kresser – Interim Commission Clerk.

Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to approve the minutes of the September 13 regular meeting and suspend the formal reading. The President declared the motion passed.

AUDIENCE PARTICIPATION

Tim Schwanger, 362 Sheffield Way, asked why the city is using sewer and water funds for this purchase and how this project qualifies for these funds (Item #1). He asked if there have been incidents of vandalism and if this expenditure is really needed.

Tom LaMarca, 206 48th Street, asked if the property owner has been offered grant funds to repair rather than to tear down the garage at 1029 Fifth Street (Item #4). They may be assessed for asbestos abatement and demolition costs.

PUBLIC HEARING

The President opened a Public Hearing regarding the 2020 CDBG Annual Report.

Nicole Grohe said the Consolidated Annual Performance and Evaluation Report (CAPER) details the city's accomplishments during the Community Development Block Grant (CDBG) program year 2020. It also shows achievements toward meeting the goals outlined in Sandusky's 2019 - 2023 five-year Consolidated Plan. For the program year 2020, the city was allocated \$743,304 to spend on eligible activities during the period beginning July 1, 2020, through June 30, 2021. The annual funding is calculated through a formula allocation from the Department of Housing and Urban Development. Sandusky administered several activities that include public facility improvements, clearance and demolition and public service. Prior year resources in the amount of \$289,642.51 and program income deposits totaling \$28,735.89 gave the city a total of \$1,061,682.40. In addition to the normal allocation and prior year resources, the city was awarded two rounds of COVID funding to be utilized to prepare, prevent or respond to the Coronavirus. This total allocation is \$622,051. While project eligibility remains the same, the deadlines for spending these funds down are different. National objectives and program rules state in order to be eligible for funding, every CDBG-funded activity must qualify as meeting one of the three national objectives of the program. This requires that each activity, except certain activities carried out under the eligibility categories of planning and capacity building, program administration and technical assistance, meet specific tests for either benefiting low- and moderate-income persons, preventing or eliminating slum and blight or urgent need. The actions are to provide affordable housing and remove barriers for fair housing accomplishments. The fair housing consultant assisted with 84 calls regarding fair housing questions. The consultant also provided fair housing materials for residents in need of assistance. For the goal of neighborhood stabilization, enhancing the quality of life for people living in low- and moderate-income neighborhoods through public investment in facilities, improvements and services, as well as the elimination of blight. The city allocated \$270,000 in funding for public facilities which included two parking lot reconstruction projects at Wayne and Market Street lots, a shoreline erosion remediation project at Shoreline Park and a safety design for the Hayes Avenue main corridor. The city allocated \$50,000 in acquisition and \$110,396 in clearance and demolition. We used

\$106,267 of prior year funds to demolish eight dilapidated structures that were beyond repair. Additionally, the city purchased four structures using its 2020 allocation and prior year funding. The remaining funds were disbursed after the program year ended in June for ongoing demolitions that were in progress at the end of the program year. We allocated \$150,000 for code enforcement activities and used \$108,865 toward code enforcement inspections and enforcement in eligible areas. The remaining balance will be carried into the 2021 program year. In total 2,336 units were inspected resulting in 728 corrections. For special needs, the goal is to promote access to public services for special needs populations generally assumed to be low- and moderate-income, including, but not limited to, programs addressing youth and children, seniors/elderly and frail elderly, veterans and persons with mental, physical or developmental disabilities, alcohol or drug addiction, HIV/AIDS or other special needs. During the program year, \$5,000 was allocated to the city's recreation program for the implementation of the summer park program and the spring and winter break camps for children residing within the city. In total, more than 126 children participated in the program. It is suspected the participation numbers were lower than expected due to the COVID-19 pandemic. During the program year, \$15,000 of COVID funding was allocated to OHgo for their mobile food pantry program providing 1,521 meals and serving 1,300 households in low/mod income areas. During the program year, \$30,000 of COVID funding was allocated to the Erie County Senior Center for their Meals on Wheels program. The program benefitted 221 elderly citizens within the city in total. The program helped to promote safe meal delivery services and assist those in need who were impacted by the virus. During the 2020 program year the city made \$45,000 available in funding to promote access to public services for special needs populations generally assumed to be low- and moderate-income. Of the \$45,000 available, \$30,000 was awarded for the Erie County Senior Center and Meals on Wheels for meal delivery for the elderly and \$15,000 was awarded to OHgo for their mobile food pantry which was based in a low- to moderate-income census tract. The city assisted low- and moderate-income areas of the city in addition to improving the city as a whole. Assistance was made available city-wide to persons meeting the CDBG eligibility requirements for low- and moderate-income benefit. We have identified five projects that benefitted low-moderate income persons city-wide. These projects include fair housing, public facilities, infrastructure activities, blight elimination, code enforcement and food assistance. The city will be submitting its CAPER to the U.S. Department of Housing and Urban Development on September 30, 2021. The report describes the City of Sandusky CDBG FY 2020 activities from July 1, 2020, through June 30, 2021. Draft copies of the proposed FY 2020 CAPER will be available for public review on the city's website: www.cityofsandusky.com/cdbg, at City Hall, 240 Columbus Avenue, and at the Sandusky Library, 114 West Adams Street on September 10, 2021. Persons with disabilities who require special accommodations should call 419.627.5832 and advance notice is required. Written comments on the above report will be received through September 24 at 2 p.m. at the following address: City of Sandusky - Planning Department, ATTN: FY 2020 CDBG CAPER.240 Columbus Avenue.

The President asked if there were any comments or questions from the public. There were none.

The President asked if there were any comments or questions from the commissioners.

Wes Poole asked for a report of the questions asked of the housing consultant and the answers provided. He asked what the outcomes were of his interactions with the public regarding these questions. Wes Poole also asked for what was accomplished by the Code Enforcement Division to give some idea what condition these places are in so we know we are putting funds to something of value. Mike Meinzer said he was a little surprised the Meals on Wheels was only in the 50's as he has been in a lot of homes and saw malnutrition of the elderly who may be stuck in their homes in Sandusky. Some of this may be due to mental illness or alcohol abuse and Serving Our Seniors does a great job, but this is a good opportunity to ask residents to help with a neighbor who may be stuck in their house and urges them to contact Serving Our Seniors about this program.

There being no further comments or questions, the President declared the Public Hearing closed.

CURRENT BUSINESS

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

CONSENT AGENDA ITEMS

The President asked if the commissioners wished to remove any of the items on the Consent Agenda. There were no requests to do so.

ITEM A – Submitted by Jane Cullen, Assistant City Engineer

CHANGE ORDER #1 AND FINAL FOR CAMP STREET RESURFACING & RECONSTRUCTION PROJECT (DEDUCT)

Budgetary Information: Change Order No. 1, a deduction in the amount of \$41,498.36 will revise the contract amount to \$331,038.99. The final costs for the project are to be paid with Ohio Public Works Commission (OPWC) funds in the amount of \$192,002.61 with \$175,000 from an OPWC grant and \$17,002.61 from an OPWC loan. The city's project costs are \$139,036.38 and will be paid with \$86,188 from CDBG funds and \$52,848.38 from Issue 8 (street) funds.

ORDINANCE NO. 21-139: It is requested an ordinance be passed authorizing and directing the City Manager to approve the first and final change order for work performed by Erie Blacktop, Inc., of Sandusky, Ohio, for the Camp Street reconstruction and resurfacing project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

ITEM B – Submitted by Jonathan Holody, Director of Community Development

ACCEPTANCE OF FOUR PARCELS THROUGH LAND REUTILIZATION PROGRAM

Budgetary Information: The cost of these acquisitions will be minimal. Any normal expenses to acquire these parcels will be paid out of the land bank expense account and will be recouped upon sale of the properties. The city will not collect the approximately \$25,408.58 owed to the city in special assessments, nor will the taxing districts collect the approximately \$16,337.38 owed in delinquent taxes, penalties and interest. However, all or part of these delinquencies may be recouped and reimbursed upon the sale of the parcels. As the properties are put back into tax producing status, the taxing districts will once again begin collecting real estate taxes of approximately \$4,171.18.

RESOLUTION NO. 039-21R: It is requested a resolution be passed approving and accepting certain real property for acquisition into the land reutilization program; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

ITEM C – Submitted by Nicole Grohe, Community Development Programs Administrator

SUBRECIPIENT AGREEMENT WITH ERIE COUNTY SENIOR CENTER FOR MEALS ON WHEELS PROGRAM

Budgetary Information: The City of Sandusky will award the Erie County Senior Center a total of \$40,000 for the Erie County Senior Center Meals on Wheels program for CDBG program year FY 2021. This award shall be paid with CDBG grant monies and there will be no impact on the general fund.

ORDINANCE NO. 21-140: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a subrecipient agreement with the Erie County Senior Center to assist with their Meals on Wheels program and to expend an amount not to exceed \$40,000 from the FY 2021 Community Development Block Grant funds; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

ITEM D – Submitted by Nicole Grohe, Community Development Programs Administrator

SUBRECIPIENT AGREEMENT WITH OHGO FOR REMOTE FOOD LOCKER PROGRAM

Budgetary Information: The City of Sandusky will award OHgo a total of \$40,000 for the OHgo Remote Food Locker program for CDBG program year FY 2021. This award shall be paid with CDBG grant monies and there will be no impact on the general fund.

ORDINANCE NO. 21-141: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a subrecipient agreement with OHgo to assist with their Remote Food Locker program and to expend an amount not to exceed \$40,000 from the FY 2021 Community Development Block Grant funds; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

ITEM E – Submitted by Michelle Reeder, Finance Director

AMENDMENT NO. 3 TO GENERAL APPROPRIATIONS ORDINANCE

Budgetary Information: Appropriation amendments are required to update the 2021 budget. Examples include, but are not limited to: general fund, coronavirus relief funds, sewer funds and capital projects.

ORDINANCE NO. 21-142: It is requested an ordinance be passed adopting amendment No. 3 to Ordinance 21-003 passed by this City Commission on January 11, 2021, making general appropriations for the fiscal year 2021; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

ITEM F – Submitted by Kelly Kresser, Interim Commission Clerk

LIQUOR PERMIT TRANSFER FOR SPEEDWAY – CAMPBELL STREET

Budgetary Information: There is no budgetary impact.

The city is in receipt of a **Notice to Legislative Authority from the Ohio Division of Liquor Control for a (stock) transfer of C1, C2 and D6 liquor permits for Speedway, LLC dba Speedway 7330.** It is requested the commission authorize the Interim Commission Clerk to notify the Ohio Division of Liquor Control the city does not request a hearing for this permit transfer.

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

REGULAR AGENDA

ITEM #1 – Submitted by Stuart Hamilton, IT Manager

PURCHASE AND INSTALLATION OF SECURITY CONTROLS AND VIDEO SURVEILLANCE FOR MYLANDER PAVILION AT THE JACKSON STREET PIER

Budgetary Information: The total cost of this project will be \$31,654 and will be paid from the IT operating budget in the amount of \$15,827, by the water fund in the amount of \$7,913.50 and the sewer fund in the amount of \$7,913.50.

ORDINANCE NO. 21-143: It is requested an ordinance be passed authorizing and directing the City Manager to expend funds for the purchase and installation of security controls and video surveillance for the Mylander Pavilion at the Jackson Street Pier from Johnson Control, Inc. of Cleveland, Ohio, through the Sourcewell Cooperative Purchasing program; 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 Dennis Murray, the Commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Discussion: Stuart Hamilton said this is to put in standard security as we do in all new buildings. This will bring our cameras and door controls online so the Police Department can see them during the day and/or night. There is a control room which contains some water and sewer controls for devices which are sensitive in nature. We will be able to control this building; it is leased out – key and fob changes can be done online. The water and sewer funds are used primarily because there is water and sewer infrastructure in the building and on the pier. Security

comes out of the IT budget which is also split with water and sewer because of helping to maintain it and watch over the controls. We have had accidents and there have been cars running into bollards and placing cameras and controls will give us visibility into what is happening rather than closing a gate *after* something has happened. Surveillance to watch what is going on in protected infrastructure is needed and is an important piece. As much as \$10,000 may be a lot of money but it is **not** when we have eyes onto what is happening on the pier and it also protects residents who use this equipment. Mike Meinzer said he was also curious about this and asked if there are fiber optics available at this structure. Stuart Hamilton said there are fiber optics at this location and is what is allowing us to bring this up. We need a lot of bandwidth to be able to use this and pull it back to a central location. Wes Poole asked if the door can be locked or unlocked remotely and Stuart Hamilton said it will be. He asked if we are fully functional with cameras and the ability to lock and unlock the door at the STS station; Stuart Hamilton affirmed we are. Wes Poole asked what water devices are available at the building. Stuart Hamilton said the control room is in the building with IT equipment for water and sewer and can show this to the commissioner(s). Wes Poole asked what we are controlling in this building other than having water accessible to the building. Stuart Hamilton said it is along the lines of controls to move fresh water and the sewer and to control the load and to keep track of what is happening. Wes Poole asked how we controlled the water before this building was built. He would like justification to raise water rates to pay for a surveillance system. Stuart Hamilton said as we start bringing some of this infrastructure into closets and buildings such as our existing lift stations, all of these are secure and we try to lock these down as best we can. Wes Poole said it does not make sense that suddenly we are controlling all of the water downtown in a lift station from this building. Wes Poole asked what we are taking pictures of and asked if we are shooting the camera from the building out or from outside to the entrances of the building. Stuart Hamilton said the cameras will be on the exterior; there will be cameras on the four corners so we can have birds-eye view around the whole building. There will be a 180 degree view of the parking lot toward the customs building and will also pull in the roundabout. There is another one that will have a view of the right side of the pier so we will catch two thirds of the pier, the Goodtime I and the sidewalk on Shoreline Drive for a good all-around picture of what goes on. Wes Poole said he is not totally opposed to security at this location, but stated raising water rates to pay for it has not been given a reasonable explanation and will vote no and this item. We are spending too much water and sewer money on things that have very little to do with water and sewer. He does not believe this will control anything other than the water and sewer in this building.

Wes Poole made a motion to table this item which failed due to no second to the motion.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris, Mike Meinzer and Wes Poole, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris and Mike Meinzer. Nays: Wes Poole, 1. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the City Charter.

ITEM #2 – Submitted by Josh Snyder, Assistant City Engineer

AMENDMENT NO. 2 WITH MANNIK & SMITH GROUP, INC. FOR THE MEIGS STREET RECONSTRUCTION & MULTI-USE PATH PROJECT

Budgetary Information: The previous approved costs for professional design services, including amendment No. 1 of \$252,695 will increase to a not to exceed cost of \$267,920. The city's share of \$15,225 will be paid for out of sewer funds in an amount of \$15,225.

ORDINANCE NO. 21-144: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a second amendment to the agreement for professional design services with the Mannik & Smith Group, Inc., of Maumee, Ohio, for the Meigs Street reconstruction and multi-use path project; 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 the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Discussion: Aaron Klein said this is the second amendment for the Meigs Street reconstruction project. The first amendment was for redoing the water lines at this location which includes Meigs Street from Washington Street to Water Street. As always, we have tried to address the underground infrastructure anytime we are doing a reconstruction project for the base of a roadway. As part of this first amendment, we found the sewer and water lines are over 100 years old. The water line on the street north of Washington Street still contains original water and sewer lines which came from the water treatment plant when it was located on Meigs Street (at the former City Hall site). This second amendment will separate the sewers to ensure we are taking some of the stormwater flow off of the interceptor and sending it directly to the Bay. We will also be installing the sanitary line and making the extensions to the right-of-way so we can accommodate any future developments including the Justice Center which is extremely important. The last thing we wanted to do is come back next year and dig under the roadway again. We included drainage in this project and new catch basins at the intersections of Market, Washington and Water Streets.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris, Mike Meinzer and Wes Poole, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris, Mike Meinzer and Wes Poole, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the City Charter.

ITEM #3 – Submitted by Jane Cullen, Assistant City Engineer

PERMISSION TO BID THE COLUMBUS AVENUE LIFT STATION IMPROVEMENT PROJECT

Budgetary Information: The estimated cost of the project including engineering, inspection, advertising, construction and miscellaneous costs is \$334,000 to be paid with sewer funds.

RESOLUTION NO. 040-21R: It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed Columbus Avenue lift station improvement project; approving the specifications and engineer's estimate of cost thereof; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Dave Waddington and second of Blake Harris, the Commission voted to approve the resolution under suspension of the rules and in full accordance with Section 14 of the City Charter.

Discussion: Aaron Klein said this is the last lift station the city needed to perform major upgrades to. We have done quite a few others in the last seven to eight years. Since this is the last one and it is the stormwater lift station for the Columbus Avenue underpass, the generator is 50 years old; we also want to install some variable frequency drives for the SCADA system. Our crews have done an amazing job of holding everything together for 30 or 40 years by piecing things together and they are excited the commission has approved expending these funds to make our infrastructure more reliable for residents and drivers. He appreciates all of the support for these infrastructure improvements. Dick Brady asked about the component in this package regarding fiber which is an investment in the future for this part of the city. Aaron Klein said the way this system currently operates is when we receive a phone call the pumps have turned on indicating we may have a problem at the underpass, we have to physically send someone to the location. To be able to control this remotely is very important and most of our newer lift stations have this feature and technology and can be controlled from the Waste Water Treatment Plant. We are working with IT to be able to control this from an iPad or some other secured sever location or device. We will be running fiber from Camp Street, overhead and along the rail line on existing poles and bring it to Columbus Avenue. This will also allow us to tie in the other lift stations in the future along the same runs. This is a significant component for this project but it will take

fiber to Columbus Avenue for the lift station. We may be able to spread this north or south in the future or even go further east.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris, Mike Meinzer and Wes Poole, 7. The President declared the motion passed. Roll call on the resolution: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris, Mike Meinzer and Wes Poole, 7. The President declared the resolution passed under suspension of the rules and in full accordance with Section 14 of the City Charter.

**ITEM #4 – Submitted by Nicole Grohe, Community Development Programs Administrator
PERMISSION TO BID CDBG FY 21 DEMOLITION PROJECT #2**

Budgetary Information: The total estimated cost for this project including advertising and miscellaneous expenses is anticipated to exceed \$10,000. After receipt and review of bids, staff will present a recommendation to the commission to enter into a contract with the firm that provided the lowest and best bid for the demolition. The costs for demolition and asbestos abatement will be paid with FY 2021 Community Development Block Grant funds. All costs related to the demolition and asbestos abatement of the properties will be charged to the owners and assessed to the property.

RESOLUTION NO. 041-21R: It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed CDBG FY 2021 demolition project #2; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Naomi Twine and second of Blake Harris, the Commission voted to approve the resolution under suspension of the rules and in full accordance with Section 14 of the City Charter.

Discussion: Jonathan Holody said the demolition process begins with the Code Enforcement Division and they have identified each of these structures as needing to be demolished. In the case for two of these properties, it is just the garages which will be demolished. This work needs to be done and for whatever reason has not been done by the property owners. Dick Brady said he is aware of the fact this is not a simple process to get to this point and there have been a lot of opportunities for dialogue back and forth during the process – we do not rush out to find properties to tear down. He is convinced is that if there were a possibility of saving this, it has been explored. This is a process which happens over months and sometime years and is convinced we are on the right track with this. Mike Meinzer said he served on the Housing Appeals Board and these things are vetted out to have gotten to this point. He suggested it might be helpful to have someone from Code Compliance at commission meetings when these types of things are on the agenda. These sometimes go on and on and people get time extensions to complete work and if this opportunity came up and the homeowners did not want to build a garage, this would have been part of the discussion. As an example, one of his neighbors experienced a tree falling due to the high winds and the property owner cannot afford to take the tree down from her backyard; it is actually partially in the water. This is a navigational hazard and it would be great to put removal costs on someone's taxes over time as it does take a little bit of money in the bank to support this type of expense. He likes this idea and thinks we should have staff explaining the process in the future. Wes Poole said he too has observed the Housing Appeals Board and watched many commissions deal with code actions. He is as convinced as Mike Meinzer this probably never came up. He recognizes the system drags on and on, but it is usually people talking over each other's heads. There is no reason to pay more money to take a building down and will vote no; he does not want to take this building down until he knows for certain. It is nice to give an Atta boy and assume they did this, but very seriously doubts it and no one has probably thought of this because it is not part of the process. They go in and do their inspection, process the paperwork and meet, and he does not want to take this garage out until he knows for certain this is what is going on and that they were offered an opportunity before we go any further. Mike Meinzer said he does know all of the details but someone would have come in and asked us to **not** tear this down if they knew it was being recommended.

Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris, Mike Meinzer and Wes Poole, 7. The President declared the motion passed. Roll call on the resolution: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris, Mike Meinzer and Wes Poole, 7. The President declared the resolution passed under suspension of the rules and in full accordance with Section 14 of the City Charter.

CITY MANAGER'S REPORT

- **Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to accept an anonymous donation of four cases of water, eight cases of ice cream cups, plastic spoons, napkins and an assortment of snacks for the neighborhood ice cream socials. The President declared the motion passed.**
- **Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to accept an anonymous donation in the amount of \$200 for the Sandusky Recreation's Youth Scholarship fund. The President declared the motion passed.**
- **Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to accept a donation of 20 pizzas from Tim Parry from Pizza House East for the Kids' Cruise event held on the Goodtime I in August.**

Discussion: Eric Wobser said Tim Parry has always been generous to Sandusky Recreation any time we look to feed the youth in our programs.

The President declared the motion passed.

- **The Forestry staff will be planting a few dozen trees along the street at various locations** throughout the city. Residents who wish to have a tree planted in their boulevard are invited to call 419.627.5829 to be added to a list for future plantings.
- The staff at Oakland Cemetery will be conducting their **annual fall clean-up on October 4**. This includes removing all items on-site including live flowers around graves. Patrons who have items within the cemetery will need to remove them before Monday if they wish to keep them.
- Various divisions will begin **routine winterization throughout the city in October** including removal of docks and buoys, draining of park fountains and closure of restrooms and other facilities, saving any facility in use for business or recreation until last unless temperatures dictate otherwise.
- Eric Wobser reminded residents they are welcome to **drop off yard waste**, free of charge, at Barnes Nursery, 1630 Camp Road, Huron, on Saturday, October 9 and Sunday, October 10.
- Eric Wobser **congratulated Sandusky business owner and resident Erica Taylor, who opened Body by Erica Taylor** at a new, larger location with assistance from the city's Economic Development fund. He also welcomed **Alec Trumpower and his new business, Lake Erie Fisherman**, located in downtown Sandusky.
- Staff have entered into a partnership with the Erie County Health Department to support their **home lead paint abatement program**. Staff will assist the department with this important program by performing the necessary environmental reviews for each project in accordance with federal requirements and the city will be compensated for the staff time from the grant proceeds.
- The second **meeting on transient rentals** will be held on October 4 at the central Fire Station on West Market Street. The public is also invited to answer a survey about

transient rental in the city. The survey can be found [on the city's website](#) and a summary of the Division's findings related to transient rentals will be presented to the Planning Commission at a future meeting.

- The Planning Division will begin the RFP process this week of seeking a professional planning firm to lead the creation of the **South Side Neighborhood Plan**. Community feedback from the neighborhood ice cream socials will be incorporated into the call for proposals. Wes Poole asked what this plan is going to be. Eric Wobser said the south side plan has been in the works for some time now and we have engaged with institutions in this neighborhood including Firelands Regional Medical Center and Sandusky City Schools along with residents and churches. The idea is to take a look at and place a stronger focus on just the south side which will exist from Campbell Street to the Mills Creek Golf Course and south of the railroad tracks to Perkins Avenue. This is similar to what was done for the downtown plan last year or the neighborhood initiative in previous years. We will have a strong focus on land use including housing and housing rehabilitation, walkability and connections. This is a neighborhood which, in a previous study, is proximate to important assets whether healthcare, employment, the hospital or alternatively access to Sandusky City Schools and the nearby manufacturing as well as quite a bit of retail just east of Hayes Avenue along Perkins Avenue. There are strong connections which allow a neighborhood to thrive based on these conditions in a neighborhood. There will be a strong focus on public space including the future of Churchwell Park and the former American Crayon site. We want to make sure this is a resident-led process in which we will take a very hard look at what the community wants to see for this neighborhood. We are beginning to align resources for our capital budget and stimulus funding to make sure we can deliver on the promise which comes out of this plan. Wes Poole said these are general goals which obviously apply to all neighborhoods and asked for the inputs received and what has been requested by the neighborhood since this has been done for a while. Eric Wobser said what we have asked is how best to design this process and what the goals are and can send a list of everyone we have talked to. The goal is for these persons to be leaders of this process working alongside the commissioners, staff and our consultants.
- The Community Development Department, in partnership with the Department of Public Works, will begin the RFQ process this week to seek professional design and engineering services for **the Columbus Avenue streetscape design process** from Adams Street to Water Street. This project was identified as a priority for implementation in the Downtown Master Plan.
- The next **Public Arts & Culture Commission meeting** is October 19 at 5:15 p.m.
- There is a special **Landmark Commission meeting on** September 29 at 5 p.m.
- The next **Board of Zoning Appeals meeting** is October 21 at 4:30 p.m.
- The next **Planning Commission meeting** is scheduled for October 27 at 5 p.m.
- Due to **staff shortages because of COVID, Sandusky Transit** temporarily reduced service on all six fixed route lines so that service ends at 8 p.m. each night. The Blue Line only will remain serving its late night regular schedule on Friday, Saturday and Sunday. This change will go through at least October 5 and will be re-evaluated at that point.
- Sandusky Recreation is working with the downtown merchants, the Sandusky Fire Department and the Goodtime I for this year's **downtown Trick-or-Treat** scheduled for October 30 from 11 a.m. to 1 p.m. The event will kick off with a Monster Mash

parade and include a Pumpkin Drop on Columbus Avenue. The event will end with an additional Monster Mash parade and a Trick-or-Treat Cruise on the Goodtime I at 1 p.m. Pre-registration for the cruise is required by [visiting the city's website](#).

- A **Happy Little Trees Painting class** is scheduled for October 29 at Bait House Brewery to celebrate the birthday of late painter Bob Ross and pre-registration is required.
- The **city-wide Sandusky Trick-or-Treat is scheduled** for October 31 from 5 to 7:30 p.m. Participants are encouraged to wear reflective clothing, a mask, carry a flashlight during darker hours and stay on the sidewalks.

OLD BUSINESS

Mike Meinzer said he misspoke earlier and thought there was an item on tonight's Agenda regarding **the Amtrak station. He asked about fiber optics** at this location to help with the lift station. He understands the security at the Jackson Street Pier and there have been deaths there and people in the water. Amtrak is a great way to travel and has picked people up between 1 a.m. and 4 a.m. and said it is sketchy and not illuminated; he would like to see cameras and/or lighting with the fiber optics at this area and thinks more people may utilize it. Wes Poole asked if this is already at this location and the answer was we have already done this and allegedly the Police Department can see what is going on here.

NEW BUSINESS

Upon motion of Naomi Twine and second of Dennis Murray, the commission voted to schedule a public hearing on November 8 regarding a proposed amendment to the zone map for 1035 Hancock Street. Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris, Mike Meinzer and Wes Poole, 7. The President declared the motion passed.

Upon motion of Dennis Murray and second of Naomi Twine, the commission voted to hold an executive session regarding personnel, Commission Clerk. Roll call on the motion: Yeas: Dennis Murray, Dick Brady, Naomi Twine, Dave Waddington, Blake Harris, Mike Meinzer and Wes Poole, 7. The President declared the motion passed.

Blake Harris said he was approached by Ben Ohlemacher this weekend who suggested the **commission find a way to pay homage to those who pioneered the investment and sparked the downtown revitalization** including Lou Hibbard and others. There may be a way to put our heads together and see if Ben has some suggestions as well.

AUDIENCE PARTICIPATION

Steve Poggiali, 1033 Wayne Street, clarified that no direct tax dollars are in the project because it comes from HUD through the State of Ohio (Item #4). It is illegal to assess property owners if block grant dollars are used so there can be no assessments. The city can talk about redirecting these monies but this would have had to be done during the planning process.

Tim Schwanger, 362 Sheffield Way, showed a picture of the Jackson Street Pier during a most recent storm. The city had to close the north end of the pier due to high water which had pooled onto the pier. He asked if there is a punch list for this project and hopes the city will find a way to fix this drainage issue. The only place to drive to and watch a northeaster is the Jackson Street Pier and we were able to do this prior to construction and should continue to have it open. This is the third time the city has had to do this because of about 8" of pooling water and we should find a way to fix this issue with water and sewer funds. On the Crains Cleveland website, they indicated Marous Brothers received a \$475,000 state tax credit for money they spent buying a 600-slip marina which is Battery Park Marina. He was not aware they bought this property or the marina from the city or from the state. They are also looking for potential state, federal and local programs to help with their private development but he has not heard anything from this table or from the commission about Battery Park being privately developed since about 2017. This

was when the National Trust for Public Lands came in and asked when the commission and the citizens will be updated on what the plans are for Battery Park moving forward. He hopes there will be additional public discussions including with Marous Brothers about what the actual plan is. Naomi Twine said he (Tim Schwanger) mentioned documentation which stated Marous Brothers bought Battery Park and Tim Schwanger said the only 600-slip marina in Sandusky is Battery Park Marina. Naomi Twine said this is an assumption and asked if the words Battery Park were associated with what he saw. Tim Schwagner said they are using this tax credit money to do the Feick Building. Dennis Murray said he does not know anything about this on the web and what it is they purport to report, but he does have a very firm recollection what we did was permit the assignment of the existing leasehold from the current and past owners to Marous Brothers. There is, in a legal sense, a sale; it is the sale of a leasehold, but it is not the sale of real estate as we typically understand it. Wes Poole suggests it would be helpful for anyone coming to speak to the commission about things of this nature to bring documentation for them to look at so it can be verified. Steve Poggiali said he believes he (Tim) may be referencing Crains.

ADJOURNMENT

The President announced a recess of the regular session at 6:07 p.m.

At 6:29 p.m., upon motion of Blake Harris and second of Mike Meinzer, the commission voted to adjourn. The President declared the motion passed.



Kelly L. Kresser
Interim Commission Clerk



Richard R. Brady
President of the City Commission