

The President called the meeting to order at 5:00 p.m. followed by the Invocation, given by Mr. Murray and the Pledge of Allegiance.

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

City staff present: Eric Wobser - City Manager, John Orzech – Assistant City Manager, Cody Browning - IT Director, Don Rumbutis - IT Technician, Brendan Heil - Law Director, Michelle Reeder - Finance Director, Jonathan Holody - Development Director, Jared Oliver – Police Chief, Mario D’Amico – Fire Chief, Aaron Klein – Public Works Director, Marcus Harris – Diversity and Economic Opportunity Manager, Arin Blair – Chief Planner, Debi Eversole - Housing Development Specialist, Nichole Grohe - Program Administrator and Cathy Myers - Commission Clerk.

Upon motion of Mr. Waddington and a second by Mr. Poggiali, the commission voted to approve the minutes of the April 25 regular meeting and suspend the formal reading. The President declared the motion passed.

AUDIENCE PARTICIPATION

Sharon Johnson, 1139 Fifth Street, inquired who the vendor of the sign for the Saucy Brew grant is.

Tim Schwanger, 362 Sheffield Way, inquired about item #3, Pelee Island Stop Pile Project, what was the \$6000 cost. He thought Owen Sound was paying 100% for this project. Mr. Schwanger questioned #4 CDBG Fund parking lot configuration and should the cost come out of CDBG Funds., According to the Erie County Auditor’s website, the Mack Iron acquisition property is worth \$34,000, how can the City justify spending so much more for that property? Will the properties be placed for sale first-come-first-served, or will the developers be handpicked.

Chris Wiedle, 403 East Adams Street, #4 the CBDG Funds will be used to repave this parking lot in the downtown area. He believes that monies for the last 8-10 years have been spent downtown to the detriment of the rest of the community. In addition, he believes the downtown area has resources of funds that are not available to the rest of the community, mainly TIF Funds. It may be technically legal to use CDBG Funds to pave this area, but he does not think it is totally ethical. These monies are for the whole community – not for a few businesses downtown, which have already had much improvement, to the detriment to the rest of the city, especially neighborhoods. #12, land acquisition, when this property is obtained by the city, if it is subdivided like the other property was on East Washington for houses, is this Commission going to make sure that all residents have access to purchase these properties, or are they privately going to be handpicked again? In addition, if this goes thru as a development, are city funds going to be used to pave an alley behind it, and then have a private sign put on the alley. Doing so is a slap in the face to the residents of town, who have not had their streets paved in fifty years. This is also a slap in the face to those who have had an inch and a half of pavement on their streets, and this alley that is now a private drive had a new base of three inches of asphalt. Can the City Manager read his report loudly and clearly and not speed-read it, so those in attendance can hear what he is saying.

PUBLIC HEARING, CDBG Action Plan 2022 Nicole Grohe, Program Administrator

This is the second Public Hearing. This is a federal program, which gets funding directly from HUD, being an entitlement community. Projects must meet one of the three objectives: 1. Benefit low to moderate-income families, 2. Aid in prevention or elimination of slum or blight, 3. Meet a community urgent need due to disaster. The participation schedule was as follows: Public Hearing on March 14, two consolidated planned advisory committees that were held March 1 and March 23, a draft plan has been made available for 30 days, the Public Comment period ended April 22, applications were made available for funding and been reviewed for completeness and determining of eligibility through a scoring system and preset ranking system. The proposed budget for the 2022 program:

Project	2022 Budget	Carryover
Program Administration	\$100,000	\$60,000
Fair Housing: Consultant	\$10,000	
Public Facilities: road resurfacing, Parking lot improvements Aligning with City Capital Plan	\$316,038	
Rehab: Exterior Painting Program	\$100,000	
Fathers Heart Church after School	\$54,430	
Erie Co Senior Ctr Meals-on-Wheels	\$25,000	
Youth: Staff salary for programming	\$78,899	
Clearance & Demo: Razing condemned Commercial/residential units	\$60,000	\$19,000
Acquisition 1002 W. Jefferson St.	\$40,000	\$87,000
Planning: Transit Station Study	\$12,961	\$20,000
Total:	\$799,330	\$186,000

FY 2021 Accomplishments include Youth programming: TapFit, Spring/Winter Break Camps, Sew Easy, and Mid-Town Supper Club. \$50,000+ in community supportive services including OHGO, Center for Cultural Awareness, Care & Share, Victory Kitchen and more. Public Rehabilitation: road repaving (12), Fire Department HVAC replacement & drive apron removals (2). Demolitions: 3.

Comments:

Mr. Poole inquired what the carryover was. Mr. Grohe explained that it was additional funds from previous years.

Hearing no other comments, President Brady declared the Public Hearing closed.

CURRENT BUSINESS

Upon motion of Mr. Waddington and a second by Mr. Murray, the commission voted to accept all communications. President Brady declared this motion passed.

The President asked if anyone wanted to move any items from the Consent Agenda. Mr. Poole asked that Item E be moved from the Consent Agenda to the Regular Agenda as Item 1.

CONSENT AGENDA ITEMS

ITEM A – Submitted by Jared Oliver, Police Chief

AMEND CODE SECTIONS RELATING TO POLICE FEES FOR UNIFORMITY

Budgetary Information: There is no budgetary impact to amending these sections of the Codified Ordinances.

ORDINANCE NO. 22-085: It is requested an ordinance be passed AMENDING Part Three (Traffic Code), Title One (Administration), Chapter 303 (Enforcement, Impounding and Penalty), Section 303.08 (Impounding of Vehicles; Redemption), Part Seven (Business Regulation Code), Chapter 747 (Public Vehicle for Hire), Sections 747.08 (Public Vehicle for Hire Business License Renewal; Transfer) and 747.11 (Public Vehicle for Hire Driver’s License; Fee), and Part Nine (Streets, Utilities and Public Services Code), Title Five (Other Public Services), Chapter 955 (Solid Waste Disposal), Section 955.05 (Storage and Collection of Solid Waste) of the Codified Ordinances of the City of Sandusky, in the manner and way specifically set forth hereinbelow; 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

RATIFY OCJS GRANT (SPD RECRUITMENT & RETENTION)

Budgetary Information: There is no budgetary impact. Any monetary award received will be through grant funds from the state of Ohio.

RESOLUTION NO. 029-22R: 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 American Rescue Plan Act (ARPA) for Law Enforcement Violence Reduction & Staffing 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 Debi Eversole, Housing Development Specialist

ACCEPTING 5 PARCELS

Budgetary Information: The cost of these acquisitions will be approximately one hundred five dollars to pay for the preparation of one (1) deed and title transfer fees and will be recouped by the City upon sale of the properties. This expense will be paid out of the Land Bank expense account. The taxing districts will not collect the approximate twelve thousand six hundred dollars (\$12,600.00) owed in delinquent taxes.

RESOLUTION NO. 030-22R: It is requested a resolution be passed approving and accepting certain real property for acquisition into the Land Reutilization Program; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM D – Submitted by Jane Cullen, Assistant City Engineer

BIWW EMERGENCY PURCHASE AND INSTALL TRAVELING WATER SCREEN

Budgetary Information: The not to exceed cost for the new Traveling Water Screen including installation is \$228,865.00 and will be paid for with Water Funds.

ORDINANCE NO. 22-086: It is requested an ordinance be passed ratifying the emergency purchase of a new Traveling Water Screen at Big Island Water Works (BIWW); authorizing and directing the City Manager and/or Finance Director to expend funds for the purchase and installation to Evoqua Water Technologies, LLC of Holland, Michigan, in the amount of \$228,865.00; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Murray and a second by Mr. Poggiali, the commission voted to approve the Consent Agenda and their ordinances and resolutions under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinances and Resolutions: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

REGULAR AGENDA ITEMS

ITEM 1 – Submitted by Michelle Reeder, Finance Director

BUDGET AMENDMENT #2 – DID NOT PASS

Budgetary Information: Appropriation amendments are required to update the 2022 budget. Examples include, but are not limited to General Funds, Fire Pension Funds, or State Grant Funds.

ORDINANCE NO. _____: It is requested an ordinance be passed adopting Amendment No. 2 to Ordinance No. 22-004 passed by this City Commission on January 10, 2022, making General Appropriations for the Fiscal Year 2022; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Meinzer and a second by Mr. Waddington, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Brady-nay, Mr. Poggiali-yes, Mr. Waddington-yes, Mr. Harris-nay, Mr. Meinzer-yes, Mr. Poole-nay, and Mr. Murray-nay, 3. President Brady declared this motion failed.

ITEM 2 – Submitted by Cody Browning, IT Manager

BIWW SURVEILLANCE VIDEO PURCHASE AND INSTALLATION

Budgetary Information: The total cost of this project will be \$25,442.00 will be paid from the Water Fund -Supplies/Materials.

ORDINANCE NO. 22-087: It is requested an ordinance be passed authorizing and directing the City Manager to expend funds for the purchase and installation of video surveillance at the Big Island Water Works Plant 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 Mr. Murray and a second by Mr. Poole, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comment:

Mr. Murray wished to have it noted that this is a surveillance system to our water system that is incredibly important since there are an increasing number of threats to public infrastructure, and especially the water supply – it would be the easiest target if someone were trying to cause harm to the larger community.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 3 – Submitted by Scott Kromer, Streets and Utilities Supervisor

APPROVE NEW CEMETERY FEES

Budgetary Information: The revenue that is generated by the increase will be deposited into the General Fund and applicable endowments.

ORDINANCE NO. 22-088: It is requested an ordinance be passed approving the new fee schedule as recommended by the Cemetery Board for the Oakland Cemetery and Memorial Park Rules and Regulations; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Harris and a second by Mr. Poggiali, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comment:

Mr. Murray inquired for confirmation that the additional interment right is only with respect to the individual or family that owns the rights to the underlying plot. Mr. Klein confirmed that Mr. Murray was correct.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 4 – Submitted by Aaron Klein, Public Works Director

PELEE ISLAND STOP PILE PROJECT AWARD

Budgetary Information: The total project construction cost is \$163,000 split accordingly: \$157,000 paid by Owen Sound Transportation Company and \$6,000 paid by City of Sandusky, Capital Funds. The City will pay the total project cost with Capital Funds, but OSTC will reimburse the City for all expenses needed to safely operate the Pelee Islander, which would be \$157,000 of this contract.

ORDINANCE NO. 22-089: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Toledo Caisson Corp. of Ottawa Lake, Michigan, for the Pelee Islander Stop Piles Project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Waddington and a second by Mr. Poggiali, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comment:

Mr. Klein explained that the additional \$6000 to this project was the removal of 5 steel stop piles that are no longer needed and are an eyesore.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 5 – Submitted by Josh Snyder, Public Works Engineer

2022 CDBG CITY PARKING LOT PROJECT

Budgetary Information: The estimated cost of the project including engineering, inspection, advertising, construction, material and miscellaneous costs, is \$96,419.15 paid solely with federal Community Development Block Grant Funds. The concrete portion to be bid out is estimated at

\$37,154.00. The remaining amount covers the pavement milling, asphalt materials and landscaping.

RESOLUTION NO. 031-22R: It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed 2022 Community Development Block Grant (CDBG) East Water Street Public Parking Lot Improvement Project; 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 Mr. Murray and a second by Mr. Poggiali, the commission voted to approve the resolution under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comment:

Mr. Murray commented that this commission has discussed the appropriate scope of the use of CDBG monies, and he believes Commission and staff have resolved to move in a different direction, a more inclusive direction – a neighborhood focused direction. This was a commitment commission made about a year ago for this project; he wanted it noted that was why he would vote for this legislation now, even though a new focus going forward is taken. Mr. Poole agreed with Mr. Murray that because it was scheduled a long time ago, going forward he wants CDBG funds to be spent for neighborhood improvement.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 6 – Submitted by Josh Snyder, Public Works Engineer

2022 CDBG STREET REHABILITATION PROJECT BID

Budgetary Information: The estimated cost of the project including engineering, inspection, advertising, construction and miscellaneous costs, is \$190,000 paid solely with federal Community Development Block Grant Funds.

RESOLUTION NO. 032-22R: It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed 2022 Community Development Block Grant (CDBG) Street Rehabilitation 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 Mr. Harris and a second by Mr. Poggiali, the commission voted to approve the resolution under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 7 – Submitted by Jane Cullen, Assistant City Engineer

TIFFIN AVENUE WATERMAIN LINING PROJECT

Budgetary Information: The estimated cost of the project, including engineering and inspection is \$370,000 and will be paid with Water Funds.

RESOLUTION NO. 033-22R: It is requested a resolution be passed declaring the necessity of the City to proceed with the proposed Tiffin Avenue 12” Watermain Lining 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 Mr. Waddington and a second by Mr. Poole, the commission voted to approve the resolution under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comment:

Mr. Murray asked Mr. Klein if realigning water pipes in this method was a common procedure. Mr. Klein stated that this was not a normal repair, because this waterline is located through a bridge, this technology is less invasive.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 8 – Submitted by Jane Cullen, Assistant City Engineer

BIWW VFD REPLACEMENT PROJECT AWARD TO ALL PHASE POWER & LIGHTING

Budgetary Information: The total cost of the replacement of the five (5) VFDs shall not exceed \$271,920.00 and shall be paid from Water Funds.

ORDINANCE NO. 22-090: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with All Phase Power & Lighting, Inc. of Sandusky, Ohio, for the 2022 Big Island Water Works (BIWW) Plant Variable Frequency Drives Replacement Project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Poggiali and a second by Mr. Waddington, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 9 – Submitted by Jane Cullen, Assistant City Engineer

EVERSTREAM ACCESS AGREEMENT FOR CITY PARKING LOT

Budgetary Information: There is no budgetary impact for the right of entry agreement.

ORDINANCE NO.22-091: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a Right of Entry Agreement with Everstream Solutions, LLC of Cleveland, Ohio, for the installation of Fiber Optic Cable in the Public Alley off Wayne Street and Public Parking Lot located at 110 East Water Street; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Poole and a second by Mr. Harris, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comment:

Mr. Klein commented that this underground project goes through Washington Park, North on Wayne Street, then after a 10-foot right-of-way in front of the bank it goes through the city's parking lot. It is very critical because there are many underground utilities located in the parking lot. Mr. Murray asked that two audience questions be addressed regarding the parking lot configuration that could service the delivery trucks well and a question about prior assessments businesses paid for this improvement in the past. Mr. Klein said all business owners were consulted for truck and trash receptacles, and all were fine with this project. There is still some discussion about the traffic flow pattern. He was not aware of the past assessments businesses paid for the parking lot to be paved. Mr. Poggiali inquired if the new configuration added six parking spaces. Mr. Klein added that yes – six spaces were added as well as placement of planters for beautification.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 10 – Submitted by Debi Eversole, Housing Development Specialist

AMEND MOU WITH ERIE COUNTY LAND REUTILIZATION CORPORATION

Budgetary Information: There is no cost associated with this proposed amendment. Since the required three (3) year period of ownership from the last property transferred to ECLRC has expired, ECLRC is prepared to transfer fourteen (14) properties back to the City of Sandusky Land Bank inventory if amendment is approved. This would then end the current Memorandum of Understanding.

RESOLUTION NO. 034-22R: It is requested a resolution be passed authorizing and directing the City Manager to enter into an Amendment to the Memorandum of Understanding with the Erie County Land Reutilization Corporation (ECLRC) for the Demolition Program in partnership within the City of Sandusky utilizing grant funding from the Ohio Housing Finance Agency through the Neighborhood Initiative Program (NIP); and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Waddington and a second by Mr. Poggiali, the commission voted to approve the resolution under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 11 – Submitted by Debi Eversole, Housing Development Specialist

AMEND HOTY CONTRACT TO EXTEND 12 MONTHS

Budgetary Information: At closing, each assessment lien will be satisfied from a portion of the sales proceeds. Broker fees of up to 6.5% will also be paid from the sales proceeds. The balance of funds will be used by the City to recoup expenses related to the property in accordance with O.R.C. §5722.08.

ORDINANCE NO. 22-092: It is requested an ordinance be passed authorizing and directing the City Manager to execute a Listing Agreement Renewal with Hoty Enterprises, Inc. of Sandusky, Ohio, for the marketing and sale of forty-four (44) vacant parcels of land in the Cold Creek Subdivision in Sandusky to extend the Exclusive Right to Sell Agreement for an additional twelve (12) months; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Harris and a second by Mr. Poole, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comments:

Mr. Poole stated he fully supports this legislation, Hoty has done an excellent job and there has been a lot of movement. It has been a great partnership. Mr. Murray agreed and noted that there was some misunderstanding and that the multi 4 family parcels would not be developed without consultation with the community and approval from the Commission. He hopes this provides the neighborhood with the comfort that they need.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 12 – Submitted by Arin Blair, Chief Planner

APPROVE PUBLIC VENDING FEES

Budgetary Information: The proposed fee schedule will not negatively impact the General Fund. The proposed fees will support the updated Public Vendor program developed in close collaboration with the active vendors in the City. The updated vendor program and fees are expected to help grow the number and variety of vendors operating in the City of Sandusky and improve the quality of life for our residents and visitors.

ORDINANCE NO. 22-093: It is requested an ordinance be passed approving the Fee Schedule for Public Vending established by the City Manager pursuant to Section 735.04 of the Codified Ordinances of the City of Sandusky; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Poole and a second by Mr. Waddington, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

ITEM 13 – Submitted by Jonathan Holody, Community Development Director**LAND ACQUISITION – MACK IRON WORKS WARREN STREET PROPERTY**

Budgetary Information: The negotiated purchase price is \$262,500. The City will also be responsible for paying half of the closing costs. The source of funding is the Real Estate Development Fund.

ORDINANCE NO. 22-094: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a purchase agreement with Mack Iron Works Company for the purchase of real property located on Warren Street between East Market Street and East Washington Street, and identified as Parcel No. 56-01383.000; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Murray and a second by Mr. Harris, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comments:

Mr. Holody stated that this is Iron District is an area where the city has previously sold three lots which provided the construction of three new homes with a total investment over a one million. We are seeing strong interest and demand in part because of this construction of additional homeowners that expressed interest in building homes in the city. Our goal is to subdivide the properties. The sale of these properties will be managed with an open and transparent selling process. Any sale will require Commission approval. Mr. Holody addressed the question about a private alley or drive; it has been seen as a benefit, as it releases the city of future repair of those alleys or drives. It is not yet determined if the developer or the city will contract the alley or drive prior to the sale of these lots. The City will definitely seek to recoup any costs incurred in preparing these lots for sale. Mr. Brady inquired how many lots this project would provide. Mr. Holody stated this property would be divided into six, maybe seven single-family lots. Mr. Murray had three questions: How can we demonstrate to the public that we are paying a fair and appropriate price for this acquisition? How were the three lots sold – there was a question that the developers were handpicked. He suggested that especially in this market that we be open to maybe a bidding process, acknowledging that we would not want to attract flippers – we want people that are desiring to make our city their home. Mr. Holody stated that the price was a negotiation between the City and the owner, which we believe is a fair and reasonable price, certainly the process started with an appraisal, which informed our decision. The appraisal identified several comparable properties, and allowed us to compare costs per square footage. We did take into consideration some aggressive adjustments that had been made in the appraisal. We looked also at the appreciation we have seen over the last number of years in terms of development and interest in that area. Lastly, we looked at what we could recoup in costs when these lots are placed for sale. Mr. Holody agreed that a bidding opportunity can be looked into. Mr. Poole asked that Mr. Holody share the comparable properties that were identified. Two properties that sold at \$7 per square foot were at 250 Market Street – for the BGSU project, and 1706 Cleveland Road – that remains vacant and the Keller Building property was identified which sold for \$5 per square foot. We landed with this acquisition at \$6.50 per square foot. Mr. Poole believes the price is high given these lots will be smaller than the previous ones we sold, and for the view fronts of these properties. Mr. Poole does not believe the project is deliverable at these prices. Mr. Meinzer stated he believes in this project – the prices are only going to go up. The staff has done a good job increasing the property values in that area. Mr. Wobser stated that it is a good price for this project, especially given the close proximity to the surrounding parcels. The 2016 Capital Plan did call for residential investment in this area. This will provide a new neighborhood that connects the lake and downtown together. This will deliver a good responsible product for our residents and the City. President Brady added that we were not making this investment to make money – it was about reinvestment into our City and improving and adding residents into the City. Mr. Poole added he was an optimist as well – but did not believe this was a project we should be investing in, and we should not be in the business of building houses.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole-nay and Mr. Murray, 6. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole-nay and Mr. Murray, 6. President Brady declared these motions passed.

ITEM 14 – Submitted by Jonathan Holody, Community Development Director**LAND ACQUISITION – VACANT LAND PERRY & MARKET STREETS**

Budgetary Information: The negotiated purchase price is \$85,000. The City will also be responsible for paying half of the closing costs. The source of funding is the Real Estate Development Fund.

ORDINANCE NO. 22-095: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a purchase agreement with Shirley A. Murray, Trustor for the purchase of real property located on East Market Street and Perry Street, and identified as Parcel Nos. 56-00607.000, 56-00608.000, 56-00609.000, and 56-00610.000; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Mr. Poole suggested that this item be tabled because there was no money in that fund. Ms. Reeder suggested that an amendment to this legislation could be made to take the money from the Capital Fund if desired. Mr. Harris made motion seconded by Mr. Waddington to amend this legislation to take the money from the Capital Fund. Roll call on the amendment: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray-abstain, 6.

Comment:

Mr. Poole asked if an explanation could be given as to why this acquisition was so important. Mr. Holody explained they had been in contact with the executor of this estate for quite some time, and that these four parcels are adjacent to the Sandusky Cabinets property, which we currently own and are currently vacant. Acquisition of these properties allows us to incorporate these into overall development scheme and bring all of this property to market together in a coordinated fashion so this district continues to develop in a high quality, coordinated manner. The purchase price was determined based on an appraisal, and through our discussions with the owner, we were able to negotiate for the face value of this property. Mr. Murray stated he abstained because the owner was a relative. Mr. Meinzer asked what the vision was of this property. Mr. Holody stated we envision developing this property for residential purposes. The conceptual site plan calls for single-family lots. Mr. Wobser stated that as we sell off the current lots the monies from the sales would replenish the funds expended for this development.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray-abstain, 6. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray-abstain, 6. President Brady declared these motions passed.

ITEM 15 – Submitted by Jonathan Holody, Community Development Director**ECONOMIC DEVELOPMENT GRANT – SAUCY BREW WORKS**

Budgetary Information: The City will be responsible for providing a total of \$47,500 in grant proceeds from the Economic Development Capital Projects Fund on a reimbursable basis. The project will have an ongoing positive impact on the general fund due to increased lodging and property taxes.

ORDINANCE NO. 22-096: It is requested an ordinance be passed authorizing and approving a grant in the amount of \$47,500.00 through the Economic Development Fund Program to the Saucy Brew Works Sandusky LLC, in relation to the property located at 215-217 East Water Street; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Harris and a second by Mr. Poggiali, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comments:

Mr. Poole stated that this grant is paying for much more than construction costs; it has a lot of soft costs and the cost of their architect, inventory and things of that nature. I think \$47,000 is too much, that it is too much to invest into inventory. **Mr. Poole made motion to reduce this amount to \$30,000. There being no second, the President declared the motion dead.**

Comment:

President Brady stated because there was a question of signage for this project, he texted his son, who stated that Brady Signs was not the supplier of this signage. Mr. Murray stated he was very appreciative of an investor taking over this space, it has been vacant a while. It was a custom designed space for the

previous owner, and may present a challenge to renovate. However, he believes the owner is up to the challenge and we are lucky to have someone to develop that space with that caliber of background.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole-nay and Mr. Murray, 6. President Brady declared this motion passed.

CITY MANAGER'S REPORT

DONATIONS

- Shirley Maldonado donated several boxes of wood crafting supplies for the Art room/Sandusky Rec at Mills. Her request per her daughter Sandy Kennedy, was to donate these items to a youth program and not to put a price tag on any of it. She also donated three sewing machines and multiple bags of other items needed for Sandusky Recreation's Make it SEW Easy program at Mills School. **Mr. Waddington made motion, and a second by Mr. Poggiali to accept this donation.**

NEW & OLD BUSINESS

PUBLIC WORKS

- Splash pads are scheduled to be turned on next week, starting May 17.
- The City has been awarded \$120,413 from the Coronavirus Response and Relief Supplemental Appropriations Act to connect sidewalks in the Meadowood/Foxborough neighborhood. The total project cost is estimated at \$193,253 with construction expected by the spring of 2024. Thank you to ODOT, Erie Regional Planning, and the MPO who manage these federal funds and their application process.

COMMUNITY DEVELOPMENT

- The Rental and Mortgage Assistance Program is now available through the Citizen Action Commission of Erie, Huron, and Richland Counties, Inc. Up to three months of assistance is available for back and current rent and mortgage payments for those who qualify. You must be able to show a hardship due to COVID-19. Applications are available online at www.cacehr.org and in hard copy at City Hall.

RECREATION

Tickets are now available for the award-winning Mid Town Supper Club pick up at the Pier Event on Wednesday, May 18. Tickets are \$20, which include a BBQ chicken quarter, mac & cheese, baked beans, corn muffins, and homemade apple crisp. Timeslots are available from 4:30-6:30 p.m. Proceeds support the Sandusky Recreation Youth Scholarship Fund. Go to www.cityofsandusky.com/recreation and click on online registration for programs to purchase your tickets. It is a great meal at a great price.

OLD BUSINESS

NEW BUSINESS

Mr. Murray made motion for Executive Session to discuss litigation, Mr. Poggiali seconded that motion. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7.

Mr. Murray made motion for a second Executive Session to discuss litigation, Mr. Poggiali seconded that motion. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7.

Mr. Poggiali made motion for a Public Hearing at the 05/23 Commission Meeting about a vacation on Church Street, Mr. Meinzer seconded that motion. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7.

Mr. Murray made motion for a Public Hearing at the 06/13 Commission Meeting about rezoning on 709 Perry Street, Mr. Poggiali seconded that motion. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7.

Mr. Poggiali wanted to note that he attended a meeting last Friday on the Opioid Litigation against Opioid Pharmaceuticals Supply Chain participants, and how the State of Ohio will go about dispersing those funds. Sandusky is in Region 19, the County Commissioners have selected Mr. Old to go to the first organizational meeting, which will be held later this week. He will come back and brief us on what procedures will be put in place for a scoring committee. Mr. Brady stated he understands this is a second opportunity for communities to receive this type of funding from the opioid settlement. We will benefit from another initial funding source outside of that in the amount of a few thousand dollars. Mr. Poggiali stated that was correct, and there will be an additional percentage that will go to the different regions.

AUDIENCE PARTICIPATION

Tim Schwanger, 362 Sheffield Way, stated he remembered when years ago reporters of the Sandusky Register and the Lorain Journal used to attend. He inquired if the Commission expected any action after their scheduled Executive Sessions. He will email Ms. Reeder, Finance Director, about more information about TIF funds. If there are sidewalks in the downtown that qualify for TIF funding, we should be doing that and not using COVID Relief Funds for that.

Chris Weigel, 403 East Adams Street, stated a couple weeks ago, he presented crime statistics for the City, and he did not see anything reflected on the agenda to answer his concern. He also questions \$149,000 is approved to spend north of Washington Row, nothing was approved to spend south of Washington Row. When is this going to stop? President Brady stated he hoped the investing in our neighborhoods was never going to stop. He asked Chief Oliver to address the crime statistics. Mr. Meinzer stated he looked at the statistics as well and the numbers that were provided at the last meeting were not accurate. Mr. Poole stated that the Police Chief did address this and sent his response to all. He thanked Mr. Weigel for bringing this to the Commission attention. This particular study could not verify their information, point or methodology. This study ranked our city as #93; Mr. Poole wanted to point out that Ohio has 700-800 communities. The fact that they only ranked the first 111 is questionable. Chief Oliver pointed out that last year's stats are not reported to the state until June of this year. He has no idea where they got their data. Mr. Poole stated the study looked like it was done by a real estate company trying to sell homes. The City uses data from the FBI to measure and focus our safety resources on. Mr. Murray added that another million dollars was spent tonight on other areas within the downtown area.

COMMISSION RETURNED FROM EXECUTIVE SESSION AT 6:52 P.M.

ITEM 16 - Submitted by: Brenden Heil, Law Director

LAND ACQUISITION - DOGHOUSE BAR, 1002 WEST JEFFERSON STREET

ORDINANCE NO. 22-097: It is requested an ordinance be passed authorizing and approving the City Manager to enter into a Purchase and Settlement Agreement with the Doghouse Bar, LLC, ET AL. for the purchase of real property located at 1002 West Jefferson Street, and identified as Parcel 59-00277.000 and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Harris and a second by Mr. Poggiali, the commission voted to approve the ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comments:

Mr. Poggiali stated he applauded the work the Law Department and staff has done in accomplishing this legislation.

Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. Roll call on the Ordinance: Mr. Brady, Mr. Poggiali, Mr.

Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray, 7. President Brady declared these motions passed.

Mr. Poggiali made motion for a Settlement with Erie County for our Sewer Litigation, Mr. Poole seconded that motion. Roll call on the motion: Mr. Brady, Mr. Poggiali, Mr. Waddington, Mr. Harris, Mr. Meinzer, Mr. Poole and Mr. Murray-abstain, 6.

ADJOURNMENT

Upon motion of Mr. Harris, the Commission voted to adjourn at 6:55 p.m. The President declared the meeting adjourned.



Cathleen A. Myers
Commission Clerk



Richard R. Brady
President of the City Commission