

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

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

**City staff present: Eric Wobser - City Manager, 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, James Stacey – Transit Administrator, Nichole Grohe – Community Development 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 June 27 regular meeting and suspend the formal reading. The President declared the motion passed.**

### **AUDIENCE PARTICIPATION**

Tim Schwanger, 362 Sheffield Way, Item 2, Justice Center bidding, at the former 22 Meigs Street City Hall. He states he has followed this process very closely since 2017, and finds it rather ironic that in 2017, this building was crumbling and a quote from City Commission at that time was “This building cannot be saved.” Suddenly now in 2022 it can be saved. Item 5, for the purchase of 3201 W. Monroe Street with CDBG monies. It is his understanding that the Health Department cannot purchase that property themselves, because of levy constraints. His question is why cannot the county buy that building and give it to the Health Department. There is nothing to support that the City is going to get their \$100,000 back from the County. Then Item 7, the Greater Sandusky Partnership. With this type of agreement, there are always concerns about transparency. Is this partnership going to be taking over any programs that the City currently administers? If so, will minutes and agendas be made available to the public along with public invitation to the meetings?

Sharon Johnson, 1139 Fifth Street, states 3201 Monroe Street is a duplex, the \$100,000 for this purchase coming from CDBG Funds, County to pay demo and asbestos removal, and in five years, the deed will be transferred to the Health Department. Why wait the five years? She cannot understand how this duplex can cost \$100,000; it is in a rundown neighborhood. When she looked it up on the County website, it was valued at \$48,000. Why has not the County bought this property? Why does the City have to pay the \$100,000? About the Greater Sandusky Partnership, \$30,000 of the \$150,000 is going to be owed to ECEDEC contract, which we usually pay yearly. There are going to be quarterly reports due from this non-profit. She imagines those reports would be made public. There were no details listed of their scope of work. It was too broad. How can you pass this contract without any details? She has a concern for this non-profit, from what she is hearing there is a lot of agencies that are going to merge into this. These non-profits have gotten too powerful. There is no transparency, no open meetings, and all private. They do not have to do anything. She is worried if they take over any city duties. Since the City is going under contract tonight with this agency, she has to mention this - Commissioner Harris is a board member of this non-profit.

Alex Jones, 1405 Erie Boulevard, Director of the Erie County Land Reutilization Corporation. He wanted to state for item 5 how excited he is that his organization can support the project at 3201 W. Monroe Street, they see a lot of community benefit there. The #1 driver is that they want to use the organization and the money that they have to enhance the community. He is excited for the months ahead to get that done.

### **PRESENTATION: Eric Wobser, City Manager, Sandusky Development Priorities**

Mr. Wobser stated that with the legislation for the Greater Sandusky Partnership contract on the agenda, he wanted to update the commission and community of how this fits into the broader development priorities that exist for the City of Sandusky. This really builds on the Issue 8 partnership from 2014. One of the things we identified in surveying the community at the time

of asking for support for Issue 8, was that economic development and neighborhood revitalization were amongst the top priorities that the citizens of Sandusky had as they were looking to the City Commission to help lead them into the future. As part of the Issue 8 ballot language, we included specific funding set aside for economic development, housing and marketing from the Issue 8 Funds. The funds for economic development and marketing come directly from the admissions tax, and that was part of the partnership we struck with Cedar Point. The funds for housing come from the growth and income tax, which is one of several categories that we dedicated new income tax to. In 2017, as the Commission was setting several priorities, one of the things we were looking at was redoing the Jackson Street Pier. We knew that the community needed centerpieces of public spaces to bring people together. The best practice that regard showed, it was not enough simply to build a strong public space, but for to truly activate the community and lead to the development within the community that we wanted to see, we needed to program that space regularly to turn it into a true center of community. The Commission, at a time that they were also passing legislation for the first time to tax vacation rentals, which as many of you know, is a growing commodity. To take the increase that was going to come from passing the bed tax to not only come from hotels, but to come from lodging units of one unit or more, was to take that growth and dedicate it to a public programming fund so that we could provide programming to the community in ways that were predominately designed for locals, but also making Sandusky a stronger destination community. We began by setting aside a percentage of our lodging taxes; the first two years were actually used to help build the Mylander Pavilion, which has been a huge success. Our Finance Director has said how surprised she is by the number of times it has been rented out and the revenue it is bringing into the city. To create a space in the center of the City for local events such as weddings and receptions, graduation parties, and proms such as St. Mary's High School that was held there this year. That is economic development but also community development in the sense that it helps build stronger ties. Then finally in 2021, as part of a much larger partnership with Cedar Point, in which they supported the doubling of the admissions tax as well as the creation of a parking tax. One of the things they wanted to see was a continued commitment to a strengthening of the destination development aspect of the City. We are the largest destination in Ohio per capita. We need to continue to build on that. Not only to bring tourists to our community but also to create year-round events that promotes our community as a more attractive place not only to visit but also to live here. The housing fund is a very popular program that has provided over 1,000 grants to housing within the city of Sandusky since the passing of Issue 8. The economic development fund has affected over 200 businesses with the creation of those grants. All one has to do is bike or walk around the city to see the revitalization that has taken place over the last seven years with these funds. The programming fund in destination development brings thousands of people down to the center of our city, building community and supporting local economy and businesses. In addition to that, as we work to position ourselves as a stronger destination not for the benefit of tourists but to build on the tourism to strengthen the year-round economy and to attract amenities that are good for locals and visitors. We have adopted plans including the Downtown Master Plan; this is an example of how we can build out the Jackson Street Parking lot with a hotel and conference center with additional needed parking for the community that can be supported by the destination development fund. As we look at Sandusky and its future, we want to make sure that all of our residents in this diverse community benefit and ultimately our goal is to provide a higher quality of life and to be more economically competitive so we can stabilize and grow our population by attracting people and investment into our city. The Greater Sandusky Partnership makes us part of a strong and diversified regional economy and the reason that we partnered with them instead of doing it ourselves is when it comes to a lot of the best sites, they ultimately are not in the city of Sandusky. We are a historically built-up community, we partner with companies such as Cedar Fair, Civista, Firelands Regional Medical Center, as well as other government agencies such as Erie County Shores and Islands. We can invest more into our city as the Greater Sandusky Partnership since it looks at the whole region and how we can build off others successes. We know that the work of economic development is targeting manufacturing as well as other industries that we cannot shy away from. The reason Sandusky is so well known to the world and what is attracting people and visitors and economic development investment is that we do have a destination economy; we do have over 10,000,000 visitors a year. Our destination community development is going to look at

how to we strengthen our waterfront, how do we bring more year-round investment of tourism, how do we invest in amenities downtown or a bike path that makes us a more attractive place to live and visit. Finally, we know that if we do a great job to the regional economy, a great job on the destination economy, the reality is unless we have competitive and strong neighborhoods that meet the needs of every person in our community – then Sandusky is not guaranteed to benefit. Many people talk about Sandusky's decline and they think it was when manufacturing started to decline, but if you look at census numbers, Sandusky's decline began 20 or even 30 years prior to losing manufacturing jobs here. People were choosing different housing types in communities like the township outside of Sandusky. As we work on the regional economy, as we work on the destination economy, we absolutely have to make sure at a time when people are finding their way back into cities, because they value diversity, because they value walkability, because they want to be part of a historic community on the waterfront, or because they are looking for a community that embraces all types of housing, including multi-family and single-family housing; we need Sandusky's neighborhoods to be strong and competitive. We have been investing in them and part of this is to continue to invest in them. How we fund economic and community development – with by the way the total of this 1.83 million, is slightly over 5% of our total general fund. So it is a modest amount, none of this represents the vast majority of our general fund budget which goes to providing police services, fire & EMS services, street services, parks and all of our infrastructure. 95% of our resources have and will continue to go toward strengthening our neighborhoods and our city; providing those services and the maintenance of our existing infrastructure. The funding from: ECEDC support \$30,000, Issue 8 Economic Development \$500,000, Issue 8 Housing \$400,000, Issue 8 Marketing \$50,000, Programming Fund \$150,000 and Cedar Point Destination Development \$700,000. We will use these funds: \$830,000 in neighborhood development and housing and small business support, \$700,000 in destination development, and \$300,000 for the Greater Sandusky Partnership/Destination Sandusky. I am excited to say this evening that we have taken the initiative and created a chief neighborhood development position, the successful candidate for that position is Colleen Gilson. She has been a leader in that field for 28 years; she was Executive Director of the Community Development Corporation in the Tremont area, which is a really well known neighborhood for mixed income and great culture vibrancy. She has gone on to lead different organizations that have gone on for the advancement of Cleveland's neighborhoods. She and her husband, Shawn, area locating to this area fulltime and we are very fortunate to add her to Jonathan's team. We are also working on the Southside Plan, the implementation of that plan to accelerate our housing construction and rehab throughout the city - focusing on those neighborhood corridors; Hancock Street, W. Washington Street, and Tiffin Avenue. Those streets that are in neighborhoods, that have businesses and residences, they do not function as they did 40 or 50 years ago, but they still have a lot of that mixed-use building stock. How do we give a shot in the arm to that? This is all in addition to the investment we are making in parks, in community policing, and recreation, and streets and trees and sidewalks. When we continue to make these investments incrementally, year after year we become a city with a stronger economy that continues to be a destination that has incredibly diverse and wonderful neighborhoods to live in for all those that chose to make Sandusky home.

**PRESENTATION: Duff Milkie, Greater Sandusky Partnership, Board Chairman**

When you think back, we have had a decade of growth with Issue 8 from 2012 to 2022. A thank you is in order for this commission for the leadership that it showed and the city of Sandusky has been a tremendous leader in the area showing what is possible. Issue 8 as we said at the time was really about the community standing up and taking ownership of its future. Which was a huge step forward, and really what the growth and development is attributable to was the people saying this is what we want and we are willing to work to get it. How this plugs into the Greater Sandusky partnership – it was a concept that we started talking about back in 2014. As we look at the interconnectedness of our communities and our region and how that expansion into that region would benefit all of the pieces and the parts. The Firelands Region as it was defined is 270,000 people. That is a louder voice for all of us to get together when we have a consistent message and a strategic plan that is all encompassing and people have their pieces and their parts of that it helps to emphasize that we can be successful together in an interconnected way. We held community workshops and we talked to people from various stakeholders in the region.

What came out of that was the establishment of the Greater Sandusky Partnership as a regional scalable, sustainable private sector driven economic development entity. That was launched and we recently mentioned that the Erie County Chamber of Commerce became the first affiliate. The Greater Sandusky Partnership serves as an umbrella, or a parent corporation. Its purpose is to help the other non-profit organizations realize their mission by providing expanded executive bandwidth by bringing the business community to participate in more financially and strategically initiatives. Which then allows each of the organizations to have a sustained strategic focus. Which allows them to work on horizon projects instead of constantly worrying about how they are going to fund themselves for the next year. It unleashes the potential that is already there. We have been successful. This about how we get to the next ten years, 2022 to 2032. That is going to require leadership that is collaborative, that solves problems, and is impact warranted. They are thinking about what is happening to the people as a result of the activities. Greater Sandusky Partnership seeks to unleash that potential, by augmenting and helping support those organizations that are already working so hard. It mobilizes that potential into action. As you climb up a mountain, the air gets a little thinner; it takes more people to help carry the load. It is business led and will be transparent, and action oriented. We look forward to working with this body as we unleash the next ten years of growth.

**PRESENTATION: Joe Roman, President, Erie County Chamber, Greater Sandusky Partnership**

Mr. Roman commented that recently they had an outside group look at this region, look at the momentum and say how do we take that next big step. We did many things in Cleveland, we built ballparks, housing, but our theme was always we have got to be like Cedar Point – and build a new roller coaster every year. Cannot ever stop. I think that outside confirmation of creating something like GSP was important. Our main goal is how you create a go-to private organization with the resources of scale to make things happen, but the interest and understanding that unless it works with the public sector, nothing is sustainable. You have got to hit both. That is the secret of investing in public-private partnerships – where each of us has skin in the game, each of us has a say in what we are going to do, everyone has a say in getting it done. Our role at GSP is to make sure the private sector is carrying its weight in that partnership. That is what we want to do. We see GSP as being able to play a number of different roles. Obviously as we go up in scale the amount of investment, leadership time therefore increases, but even at the convening level sometimes, you just need somebody outside the public sector to bring everyone together. Maybe more than one public sector needs to be involved. Maybe it is more than one region that needs to be involved. We see ourselves as being able to play that role and then step out if that is what makes sense. As you go up, play an advocacy role. If it is a business driven issue or about investing in technology, if it is about increasing entrepreneurship in your region sometimes that is what the business community really needs to lead. All the time we have keep measuring, optimizing, and judging whether we are making the right investments. What GSP established at the very beginning of its tenure in December of last year, was that we can work with other private sector organizations, we can work with the public sector, how are we going to know if we succeed. There are many individual missions out there. Many individual goals. No collective goal for this region, at least not that this individual has noticed. We think you have been part of this with your actions that establishing the North Star for this region has to be, as Mr. Wobser said, population growth. None of anyone's goals, none of your investments will ever be optimized if we at the 2030 census – the 6<sup>th</sup> time in a row that our population has decreased. Fresh water, cool downtown, roller coasters, rockets down the street, why are we losing population. People want to change lifestyles; everybody is looking for a new better place to live. The density of tradition urban areas is not as cool anymore, as the prices go up. Travel gets easier. We can work from home. Sandusky has so many things going for itself. However, what GSP is going to do with its investment and its partnerships with people like you, is to say that every single investment has to be measured against whether it is contributing to population growth. Let us focus our investments where we can grow and stabilize the population of Sandusky and of Erie County and that will in turn will increase the population of the whole Firelands Region. Because we are at the center of it all in my opinion. The Chamber of Commerce has become an affiliated partner of GSP. Commissioner Harris is actually on the board of the Chamber of Commerce because he owns and operates a business here. Connecting the input from small and midsize business leaders goes into everything else we do. That is the secret sauce of what GSP is all about. ECDEC is already functioning as an

economic development and workforce entity and we are working with them. Perhaps we will work with them even more in the future, but the point is they have to be connected. They run Firelands forward. We think we could investigate and with your help create a new real estate firm that is focused on catalytic investments in the neighborhoods and downtown of Sandusky. There is so many different kinds of funding out there that this city has still not tapped. We do not have the right entity to tap into that. Federal new markets tax credit is just one example. The kinds of funding that we can bring to this region if we had the right entity to do it. Lastly, think about the investments we are asking you to make in GSP. Not as dollars you will give to us and we will go spend them; but as dollars you will give to us and invest in us that, we will use to leverage other money. We have already been successful with that. You are all familiar with the great success we have had in marketing this place as a place to come and play in the summer. That does not grow our population. That does not even necessarily show those visitors that play what a great place this place could be to invest in or live in, or retire in someday. We have not been branding the unbelievable assets of this place under a comprehensive economic development brand that not only compliments but also exceeds that of a hospitality brand. We have already successfully been able to get a large grant from Shores and Islands that we will match with your dollars and our dollars to start up a new organization that we are calling Destination Sandusky. That is a name we will revisit, we think we are close. The point is this is the brand that sells; this is the Traverse City, Michigan of this region. They are growing - we are not. We can fix that, if we all join in, row in the same direction, and measure those investments that we are making against that standard. We are already going to this year create that new brand complimentary, we are not vacating Shores and Islands, cause it is an important brand for the region. We are going to be complimentary to it and build upon it, based on the population aspect. How can we have a bigger, louder voice? That is what advocacy is all about. In order to get more attention, you need to have more voices saying the same thing. What we just recently completed with your help, with your involvement, was bringing some major actors together in Erie County to focus on the State Capital budget. We got more this year, and we got money for 80% of the projects we prioritized. That had never happened here before. We are going to get better next time. However, we started the process. My hope is that this is exactly we use in tandem with you for the State Budget. Because the State Capital budget is huge, it was three-billion dollars. The State Budget is going to be eighty-billion dollars, almost thirty times that size. We need to know what we are going after; we need to know what line items we want to jointly increase for this region and this city. That is what we can do together as one entity.

Comments:

Mr. Murray stated that he has been involved with Sandusky government for a while, and he believes this is one of the most exciting partnerships. As Eric stated, unless we grow our population, we cannot do all the things we want to do. The importance of investing in our neighborhoods is critical. The Greater Sandusky Partnership will give us a new perspective that we currently do not have. Where does business go when it has an idea of what the community needs? People today move to where they want to live, they do not move to where the company is that they work for. If you go back fifty years, you moved where you worked. That has changed. Especially if you work remote, the place you live has become even more important. Mr. Brady stated that if we did not realize how important Issue 8 was when it was passed, we sure would realize its importance now. We are not pivoting away from tourism; we are just choosing to go down another road to get to where we want to go. We are a stronger society when we work together. Instead of going against other sectors, we will be joining them in one common goal. Mr. Poole added that GSP has a clear vision of what we have done well, and has articulated the things we have not done, and need to do. If their organization is able to identify a measurement by which we can determine the money we spend is being spent wisely toward increasing our population, then that in and of itself is something he is prepared to support. I need to know our \$150,000 commitment is going to work. GSP will provide a conference in the fall to show where they are moving forward in 2023.

**CURRENT BUSINESS**

Upon motion of Mr. Waddington and a second by Mr. Poggiali, the commission voted to accept all communications. President Brady declared this motion passed. Mr. Murray asked that item A (Liquor License) from Consent Agenda be moved to #1 of Regular Agenda.

#### CONSENT AGENDA ITEMS

##### ITEM A

#### **AMENDING ORDINANCE NO. 22-110 TO CORRECT SCRIVENER'S ERRORS**

**Budgetary Information:** There is no budgetary impact for this item.

**ORDINANCE NO. 22-128:** It is requested an ordinance be passed amending Ordinance No. 22-110, passed on June 13, 2022, to correct scrivener's errors; Part One (Administrative Code), Title Five (Officers and Departments), Chapter 145 (Employment Provisions), Section 145.11 (Vacations) and Section 145.20 (Funeral Leave) 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 Jane Cullen, Assistant Public Works Engineer

#### **APPROVING ENCROACHMENT LICENSE TO FIRELANDS REGIONAL MEDICAL CENTER FOR AN EXISTING SIGN**

**Budgetary Information:** There will be a fee for the recording of the right-of-way dedication plat at the Erie County Recorder's office, which will be paid with the Street Fund.

**ORDINANCE NO. 22-129:** It is requested an ordinance be passed authorizing the City Manager to enter into a license agreement with Firelands Regional Medical Center to provide for the use of a certain portion of the City's rights-of-way, as described in the grant of a license for encroachment, for purposes of maintaining signage; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

##### ITEM C – Submitted by James Stacey, Transit Administrator

#### **AGREEMENT FOR TRANSPORTATION SERVICES WITH ERIE COUNTY VETERANS SERVICE COMMISSION**

**Budgetary Information:** : STS will receive \$8.00 per passenger trip for every trip inside Erie County provided to The Erie County Veterans Service Commission for the length of the proposed contract. This money collected will be used to offset the capital planning and operating expenses through the 2022-2023 5311 Rural Grant Program.

**ORDINANCE NO. 22-130:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement for transportation services between the City of Sandusky and Erie County Veterans Service Commission for services related to the Sandusky Transit System for the period of July 12, 2022, through December 31, 2023; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

#### REGULAR AGENDA ITEMS

##### ITEM 1 – Submitted by Cathy Myers, Commissions Clerk (**NOT PASSED – CALLED FOR HEARING**)

#### **LIQUOR PERMIT FOR URBAN WAVE ENTERPRIZES LLC – WARREN ST BAR & GRILL**

**Budgetary Information:** There is no budgetary impact for this item.

**Notice to Legislative Authority for a Transfer of D5 License** (spirituous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am) **from Michael Townsend, DBA Townhall Tavern to Urban Wave Enterprises LLC, DBA Warren St Bar & Grill located at 1172 Cleveland Road.**

Upon motion by Mr. Murray and a second by Mr. Poggiali, the commission voted to ask the State Department of Liquor Control to conduct a hearing on this license. Mr. Murray was aware that there has been some trouble with this establishment in the past with the Police Department, so before it is moved to a larger location he would like some scrutiny given whether that transfer is appropriate. Chief Oliver concurred with Mr. Murray, and believed the residents would be

happy to have their concerns heard. Mr. Poole stated he would like to have problem information forwarded to Commission prior to meetings in the future.

**Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington and Mr. Harris 7. The President declared this motion passed.**

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**ITEM 2 – Submitted by Michelle Reeder, Finance Director**

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**BUDGET AMENDMENT #3**

**Budgetary Information:** Appropriation amendments are required to update the 2022 budget. Amendments included for these funds: General Fund, Transit Fund, Federal Grants Fund, Court Computerization Fund, Municipal Probation Fund, Water Fund, and the Capital Projects Fund.

**ORDINANCE NO. 22-131:** It is requested an ordinance be passed adopting Amendment No. 3 to Ordinance No. 22-004 passed by this City Commission on January 10, 2022, making general appropriations for the fiscal year 2022; and declaring this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

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**ITEM 2 – Submitted by Aaron Klein, Public Works Director**

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**PERMISSION TO BID THE SANDUSKY JUSTICE CENTER PROJECT**

**Budgetary Information:** The engineer's estimate for construction costs is \$13,177,301 with 40% attributed to the Sandusky Municipal Court and 60% attributed to the Sandusky Police Department. The City anticipates issuing debt for this project. Debt service payments will be paid from Capital Projects and General Bond Retirement funds.

**RESOLUTION NO. 040-22R:** It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed Sandusky Justice Center 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 this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

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

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**ITEM 3 – Submitted by Aaron Klein, Public Works Director**

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**APPROVAL CHANGE ORDER #1 & FINAL FOR CEDAR POINT CAUSEWAY WETLANDS PROJECT**

**Budgetary Information:** This original contract totaled \$2,978,325.00. Change Order #1 and Final increases the total contract amount by \$9,035.35 for a total contract amount of \$2,987,360.35, which will be entirely reimbursed through existing ODNR grant funds.

**ORDINANCE NO. 22-132:** It is requested an ordinance authorizing and directing the City Manager to approve the first and final change order for work performed by Mark Excavating & Trucking, Inc. of Norwalk, Ohio, for the Cedar Point Causeway Wetland Project, Phase 1, and relating to the Sandusky Bay Initiative, in the amount of \$9,035.35; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion by Mr. Harris and a second by Mr. Poggiali, the commission voted to pass this ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray-abstain, Mr. Brady, Mr. Poggiali, Mr. Waddington and Mr. Harris 6. Roll call on the ordinance: Mr. Meinzer, Mr. Poole, Mr. Murray-abstain, Mr. Brady, Mr. Poggiali, Mr. Waddington and Mr. Harris 6. The President declared this ordinance passed.**

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**ITEM 4 – Submitted by Josh Snyder, Public Works Engineer**

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**PERMISSION TO BID PERKINS AVENUE WATERLINE & RESURFACING PROJECT**

**Budgetary Information:** The engineer's estimate for the construction costs is \$4,393,048.48, which the City will be applying for OWDA funds in the future, and is estimated to be split between the following:

Fund	Amount
OPWC - grant	\$ 325,000.00
OPWC - loan (0%)	\$ 145,049.00
OWDA - loan (Water)	\$ 2,710,457.14
OWDA - loan (Sewer/STO)	\$ 436,611.52
City Issue 8	\$ 775,930.82
<b>TOTAL:</b>	<b>\$ 4,393,048.48</b>

**RESOLUTION NO. 041-22R:** It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed Perkins Avenue Waterline and Resurfacing 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 this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

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

Comment:

Mr. Murray commented he tipped his hat to the steadfastness of our city engineer, Mr. Klein, there was a lot of pressure a couple years ago when the south side of Perkins Avenue was repaved, at the time he said we can’t rush this, we have a lot of underground work to do, a lot of engineering to do, we have got to get it right. It is more important we get it right – than we get it done fast. We did try to coordinate at the time with our local governments and it did not work out. However, we are going to do it now, we are going to do it right.

**Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington and Mr. Harris 7. Roll call on the resolution: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington and Mr. Harris 7. The President declared this resolution passed.**

**ITEM 5 – Submitted by Nichole Grohe, Community Development Program Administrator**

**PROPERTY ACQUISITION FOR RESIDENTIAL PROPERTY AT 3201 W. MONROE STREET**

**Budgetary Information:** The city will be responsible for paying \$100,000 (plus closing costs) for the purchase of the residential property located at 3201 W. Monroe Street. The source of funding is the Community Development Block Grant COVID (CDBG-CV) Funds.

**ORDINANCE NO. 22-133:** It is requested an ordinance authorizing and directing the City Manager to enter into a purchase and sale agreement with Gale A. Dauch Trustee for the purchase of real property located at 3201 West Monroe Street, and identified as Parcel No. 59-01180.000; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

Comments:

Mr. Murray stated that a couple concerns were raised about this project. First, it is going to be followed by a lease that will completely reimburse the City for this expense and acquisition. In addition, the purchase price is based on the communication appraisal. Sometimes the Auditor’s website will give you a good rough value, sometimes not. The City does the right thing by obtaining an appraisal, so the real value is known. There is also a question as to why the county is not doing this. This is the Sandusky Erie County Health Department, it serves both. The Health Department has grown under some great leadership and it is appropriate that we make it more visible to contribute vitally to our community. Mr. Poggiali recalls that a couple meetings ago the Health Department presented that they were going to fund several programs for the City and they have been very active in lead based paint removal as well. He appreciates that fact that we can work with these partnerships and I hope there are additional partnerships in the future. I would also like to note that Mr. Stidham and Mr. Jones are not there anymore, but he hopes there are more partnerships with Erie County Land Bank down the road. Mr. Brady would like to address a comment made earlier from a resident regarding a neighborhood, he does not believe that this is a less-than-desirable neighborhood. He assures everyone that people living there do not believe that either. To say the Westside as a less-than-desirable neighborhood is a mischaracterization. Mr. Poole agrees, and he believes the Westside is an area that we have the



opportunity to attract people to move into. It is near the water. It has a lot of potential. The fact that it came off being a CDBG eligible area in the last three years is an indication that shows people with income are moving there. That still does not answer why the county is not paying for this. Mr. Wobser stated this was part of a series of discussions had with the Health Department. The City Commission appoints a significant portion of the Health Department's board, and they are a joint Sandusky-Erie County entity. There were broader goals at play here, with what the Health Department is making with its campus, which has been supported by the Erie County Commissioners. They were looking to us for this specific investment to raise the visibility of the Health Department within the City. Being able to have a new gateway sign is important; in addition to that, they are creating a sidewalk that predominately low-income population uses. Approximately 13% of Sandusky residents do not have access to an automobile. Over 30% of households in Sandusky have access to only one automobile. This provides an opportunity for those getting there by bike or foot, to get there safely. It is part of a broader package of a partnership. With the ability to be reimbursed and trigger this investment and the County Land Bank willing to make an investment in the demolition, we think this is a great collaboration between the Health Department, the County Land Bank and the Erie County Commissioners with the City. Mr. Poole asked again, what was going to replace the home taken down, a sidewalk and a sign? Mr. Wobser clarified that it would be a bigger sign for more exposure and awareness of the facility. Mr. Poole wanted to point out that this beautification project centered on a \$100,000 sign that does not even purchase the sign. Using CDBG funding on that does not meet our goal of neighborhood revitalization that was just set as our prime goal. He questioned that this was a good investment in tearing down a home. Mr. Heil stated that it was just not a sign. The way this deal was structured, because of a unique set of circumstances, where the Health Department cannot acquire property. Therefore, Erie County or the City of Sandusky would have to acquire the property legally. The way we are working on structuring it, is that the City of Sandusky will purchase the property for approximately the appraised value, then negotiate a lease process, that would have to come to City Commission, that would reimburse the City fully for the purchase price over the term of that lease. It would allow then the Erie County Land Bank has offered to demolish the building so that cost would not come to the City. The Health Department is in discussion about redoing their complete street and other structure improvements to that area. In addition, the sign is not part of this purchase agreement. This agreement is cost neutral for the City. It is designed to provide safety enhancements to that area. Mr. Poole stated that whether they redo the road or not, the Health Department is 200 yards down the street. It is a separate project. The issue that we are paying for a piece of property on the corner, in a contract that is a work-around, there must be a reason they cannot buy it. If there are laws that prevent them from making this purchase, we making it for them in not appropriate. Buying it and reselling it for someone to put a house on it something that we say we are trying to do, not tearing it down to put a sign on it.

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

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#### **ITEM 6 – Submitted by Mario D'Amico, Fire Chief**

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##### **PURCHASE OF A 2024 MEDIUM DUTY FREIGHTLINER AMBULANCE**

**Budgetary Information:** The total amount for the 2024 Medium Duty Freightliner Ambulance purchase is \$294,728.00. This purchase will be paid with monies from the EMS Fund and Capital Projects Funds.

**ORDINANCE NO. 22-134:** It is requested an ordinance declaring a 2007 Medium Duty Freightliner Ambulance, vin #1FVACWCT67HY15677, as unnecessary and unfit for City use pursuant to Section 25 of the City Charter; authorizing and directing the City Manager to enter into an agreement for the purchase of a 2024 Medium Duty Freightliner Ambulance through the State of Ohio Cooperative Purchasing Program from Horton Emergency Vehicles of Grove City, Ohio; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

Comment:

Mr. Murray inquired how many miles are on this vehicle and that they last for twelve years is a testament to the City crew that maintains these vehicles. Chief did not know how many miles, but added that there is a two-year waitlist to get a new ambulance.

**Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington and Mr. Harris 7. Roll call on the ordinance: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington and Mr. Harris 7. The President declared this ordinance passed.**

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**ITEM 7 – Submitted by Jonathan Holody, Community Development Director**

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**FY2022 GREATER SANDUSKY PARTNERSHIP PROFESSIONAL SERVICES AGREEMENT**

**Budgetary Information:** The City will be responsible for paying up to \$150,000. The source of funding is the Capital Projects Fund.

**ORDINANCE NO. 22-135:** It is requested an ordinance authorizing and directing the City Manager to enter into an agreement for professional services with Greater Sandusky Partnership for certain economic development and marketing services; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

Comments:

Mr. Murray asked that Mr. Wobser clarify that the GSP would not be assuming some of the City's responsibilities in some of the committees that we currently have. Mr. Wobser stated they would not be taking over the Economic Development Programs, their role would be creating additional capacity within the functions of the Chamber and the Erie County Economic Development Corporation as well as adding some capacities in other areas like advocacy, community branding, and physical development, including infrastructural planning and large-scale catalytic real-estate developments.

**Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington and Mr. Harris-abstain 6. Roll call on the ordinance: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington and Mr. Harris-abstain 6. The President declared this ordinance passed.**

## **CITY MANAGER'S REPORT**

### **DONATIONS**

- The Pizzi Family Fund of the Columbus Law Enforcement Foundation donated \$200 to be used in conjunction with our community policing initiatives. **Upon motion by Mr. Murray and a second by Mr. Poggiali, the commission voted to accept this donation.**
- A donation in the amount of \$100.00 from the Sandusky Memorial Day Association in participation of the 74<sup>th</sup> Memorial Day parade. **Upon motion by Mr. Poggiali and a second by Mr. Waddington, the commission voted to accept this donation.**

### **NEW & OLD BUSINESS**

#### **FINANCE**

- The Government Finance Officers Association (GFOA) has awarded the City of Sandusky a Certificate of Achievement for Excellence in Financial Reporting for the 2020 financial reports.

#### **POLICE**

- We were notified late Friday afternoon that the department was awarded \$232,380 through grant funding from the Office of Criminal Justice Services to pay retention bonuses for our current Officers and recruitment bonuses for new Officers that were hired this year.

#### **PUBLIC WORKS**

- Due to price escalations and design modifications that occurred after the bid advertisement, the Emergency Rooftop Unit at 222 Meigs Street cannot be awarded for the bid price. Since temporary air conditioning has been implemented on an office by office basis and the lead time on equipment delivery would be spring of 2023. Staff has eliminated this as a separate project and incorporated it into the Justice Center project.
- The emergency generator at the wastewater treatment plant has been re-installed and will likely be back online within the next two weeks. Thank you to Mosser and their team for their hard work to move as quickly as possible.

### PLANNING

- Save the date for the South Side Plan Community Visioning Workshop which will be held at Mills School on Thursday, August 18<sup>th</sup> from 5:00pm – 7:00pm. Everyone who would like to contribute to the vision for the future of the South Side is invited to attend! More details will be coming soon, please follow City of Sandusky on Social Media and visit the South Side Plan page on the city's website to stay up to date.

### SANDUSKY TRANSIT

- The Sandusky Transit System, in coordination with the Ohio Department of Transportation, Office of Transit, is conducting an evaluation of the existing transit system as part of a five-year transportation development plan. Two public participation meetings will be held to discuss the transportation needs of the community and ideas for improving the existing system to meet those needs. Please come and tell us about your transportation needs and ideas for the future. Please join us Monday, July 18, 2022, from 12:00 PM TO 1:30 PM or 6:00 PM to 7:30 PM at the Sandusky Library Program Room located at 114 West Adams Street.

### OLD BUSINESS

Mr. Waddington stated that he and Mr. Poggiali attended a meeting today about the 2022 Volunteer Awards for our community. Ms. Myers and Mr. Horseman are going to work on getting two-three volunteers of the community to select recipients. He would like to see past founders of the community recognized as well. They were the original catalysts of Sandusky development. They took a gamble when things downtown in our city were not so great. Now I am amazed how our city has changed – it is full of people, businesses and events. Mr. Murray expressed that he was just taking his turn at the bat; there were a lot that came before him and a lot that will come after. We have this great period of growth right now; we are harnessing all these assets and the energy in the community. It is because there were people who were for decades working to preserve those special things that we enjoy today. We cannot take them for granted. People worked to see that the State Theatre, the Sandusky Library, many historical buildings were preserved. There are many people whose shoulders we stand on. President Brady liked the idea of recognizing the founders. Mr. Poggiali stated that the meeting was followed by a meeting on the Neighborhood Walk. They will meet at the City Hall on 3:30 pm on 07/25/22 to ride a transit bus to Southside, walk through MacArthur Park, Clay Street and that area, and return about 4:30 for the Commission Meeting at 5.

### NEW BUSINESS

**Mr. Poggiali made motion, seconded by Mr. Waddington for a Public Hearing at the 08.22.22 Commission Meeting for approval of FEMA and floodplain regulation changes. Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington and Mr. Harris 7. President Brady declared the Public Hearing set.**

### AUDIENCE PARTICIPATION

Tim Schwanger, 362 Sheffield Way, wanted to share a story from this past Saturday. He had the pleasure of participating in the cleanup with Mr. Waddington and Mr. Poggiali. A resident who lives on Central Avenue came up and was inquiring about the Festival of Sail at the Jackson Street Pier over July 4. His concerns resonated throughout entire Facebook and social media venues. There was a concern that the vendors did not do very well on the Pier, because of low

attendance because there was a \$33 fee just to step on the Pier. Why is there a charge just to walk onto the Pier? While realizing the Commission and City Manager cannot control how much a charge is for a venue, but they certainly can control the footprint of the event. He went down himself and agreed the charges were accurate. The question would be in 2018, when the festival was here, the entire Pier was not closed off. This time the entire Pier was closed off. He understood the price did come down on Monday to \$23 because per the ticket sales clerk they struggled the entire weekend. You may read something different in the newspaper – maybe they were at a different festival. There were issues with low attendance at that event. In the future, he would suggest that the \$10,000,000 Pier stay open for residents who chose not to participate in the venue, so they can continue to enjoy the Pier they paid for.

Mr. Poole asked staff to get back with Commission in regards to events charging to get on the Pier.

### **ADJOURNMENT**

**Upon motion of Mr. Murray, the Commission voted to adjourn at 6:30 p.m. The President declared the meeting adjourned.**



Cathleen A. Myers  
Commission Clerk



Richard R. Brady  
President of the City Commission