

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

The Clerk called the roll and the following Commissioners responded: Steve Poggiali, Richard Koonce, Jeff Krabill, Kate Vargo, Dave Waddington, Dick Brady, and Dennis Murray, 7.

City staff present: Stewart Hastings – Law Director, Michelle Reeder – Finance Director, Aaron Klein – Public Works Director, Colleen Gilson – Community Development Director, Jared Oliver - Police Chief, Mario D’Amico - Fire Chief, Cody Browning – IT Manager, Don Rumbutis – IT Technician, Arin Blair – Chief Planner, Debi Eversole – Housing Development Specialist, James Stacey – Transit Administrator, Jason Werling – Parks & Recreation Superintendent, Marcus Harris – Diversity & Economic Opportunity Manager, Tom Horsman – Communications Manager, 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 January 22, regular meeting and suspend the reading. President Brady declared the motion passed.

PRESENTATION: Columbus Avenue Streetscape, Arin Blair, Chief Planner

Ms. Blair started her presentation stating for the last three years we have been talking with an increasing amount of detail about the Columbus Avenue Streetscape. Tonight she thanks everyone for the opportunity to “zoom-out” and talk about why this project is important to our community and for the continued revitalization of our city. She asked how many people in the last few years have visited Ohio Bike Week, Iron Man, a Party at the Pier concert, or the ice skating rink. Planners use the term “placemaking”. What that essentially means is investment in high quality public spaces, and consistently programming those spaces so there is a reason to use them. It is also referred to as placed-spaced economic development. When we invest in our public spaces, people have great experiences in them. We create emotional connections with those places and because we have a great time when we are there it strengthens our community – we see friends there, we build relationships, we bring our families and enjoy ourselves. Those experiences have measurable outcomes. When we invest in high quality public space and consistent programming people spend longer on a single trip because they have more places to go and visit. They make more repeat trips and bring people back with them. They share more by word of mouth, they talk about those places, and share more on social media. For every dollar we spend on placemaking projects we can expect a ten to fifteen dollar return on private investment and the surrounding area. We can look at dozens of researches and observational studies reporting on the outcomes and measurable benefits of placemaking projects and high quality public spaces. This is not just true for the Columbus Avenue Streetscape, it is true for other areas in the pipeline such as the Landing Project, the Sandusky Bay Pathway, and the Skate Park. All those investments will have measurable outcomes on the surrounding properties and the places that they connect. We have our own example of this with the revitalization at Jackson Street Pier and the surrounding one hundred million dollars of private investment we have seen since we embarked on that project. That was all part of the strategy for downtown. Why do we focus on downtown? Because it is critical to not only the city’s economic health but also the economic health of the region. Downtown tends to outperform other areas because of the density of the space even for people who do not work or live downtown, the character of the place is an important town and business generator. How do we make sure we get the measurable outcomes we want for investing into downtown. We have a really good plan. We adopted the Downtown Plan in February of 2021. Columbus Avenue Streetscape is the priority project of that plan. That plan was shaped with hundreds of people, many of them in repeat conversations. In the 2019-2021 planning process we engaged over eight hundred people, with Planning Commission approval. In the 2021-2023 design process we engaged over five hundred people with four rounds of stakeholder reviews with property and business owners, we held two public meetings and had a total of four City Commission reviews. The Columbus Avenue Streetscape today is not serving the business owners well, it is reaching its end of life. The pavers are sinking, the trees block the views of the

signage and storefronts. Columbus Avenue with its views of the water make it an outstanding one-of-a-kind place. The transformation of the streetscape with this project rebalances the roadway to create the high quality public place that we are wanting to see as measurable outcome. There are enhancements to the pedestrians including safety, accessibility improvements, and it provides better day-to-day operations. It provides better flexibility with the opportunity to hold events. We have spoken to stakeholders across all the different uses of the streetscape in order to get the design that will work and do everything we want it to do. A question we get is why is it such a hefty price tag for a few blocks? It is because it is an infrastructure project, with a roadway project, and a public space project as well. We will be removing the one-hundred-year-old brick roadway underneath to stabilize the roadway for the next hundred year, we are replacing the eighty-year old cast iron waterline while doubling the water capacity with a twelve-inch new waterline. We are fully-depth rebuilding curbs, replacing all the roadways and the pavement while improving the side streets connectivity. Wider sidewalks, less obstructions, safer intersections which will make crossing the street an easier experience with lower curb heights that are easier to step up onto and down from. It creates a linear parking concept from Washington Park down to Shade-Mylander Plaza with native plantings, higher tree elevations, so you can still enjoy the shade and sunshine and windbreak, but you can see the signage and storefronts. There are also a number of placemaking wow factors - lights across the roadway, movable seating, a park lit area in front of the parking garage. To answer parking concerns Ms. Blair stated that the parking downtown needs to function as a system. The strength of downtown as a destination is its walkability. Parking spaces do not add a lot of character. Of course, we need them. We need people to be able to find a parking space, to know where they are, and how long they are allowed to be in them. We have a responsibility to manage the inventory of the parking spaces. We more than one thousand public parking spaces today we have more than enough for the downtown to function on a day-to-day basis. If it continues to get more popular, as we expect it will, then the parking inventory management and looking for other opportunities for parking will be the strategy and she stated she looks forward to working on that with everyone. The construction timeline, we expect to bring this before Commission in February 2024 for permission to bid, we will award the project in March, after awarding we can have critical conversations so business owners will have a timeline of when things will happen and get a construction breakdown schedule. We would expect some select construction activities in August with full construction by September to be completed in April 2025.

Comments:

Gavin Longer, 401 W. Shoreline Drive, with North Coast Inns, stated he was here to express support for the Columbus Avenue Streetscape Project. We are excited to develop a Hampton by Hilton Hotel in downtown Sandusky. One of the reasons they decided to build this hotel is the City's Master Plan. As we prepare to make a significant investment into the downtown, we, along with other businesses have made those decisions based off this plan. We feel it is important that the City remains a good partner to businesses and continues to show commitment to the Downtown Master Plan. Transformative projects like this are reasons we want to invest. His father has shared how the Jackson Street Pier inspired him to have the confidence to invest in downtown Sandusky. The key priorities of that plan along with the hotel were Columbus Avenue enhancements. Along with the State Theatre renovation we feel that all three of these projects together will create a vibrant walkable district that will benefit the citizens of Sandusky along with those who have invested in Sandusky. We encourage the Commission to support the Columbus Avenue Project along with other projects that support the already approved Master Plan. The sign of commitment to the Master Plan provides assurance to anyone that has or will invest in downtown that there is one unified and organized vision for the future of Sandusky.

Larry Fletcher, 13 Twin Oaks, Milan, Director of Shores and Islands Ohio. He stated they have two welcome centers, one in Port Clinton, and one a couple blocks away in downtown Sandusky, at 125 E. Water Street. He wished to speak from two perspectives – one as director of the destination marketing organization stating what is good for one community in the Shores and Islands region is good for other communities in that region as well. Projects like this have been proven throughout the country to elevate the experience for not only the residents but

also the visitors to those communities. A project in one area of our region serves as a catalyst for positive change in other communities. The more of these elevated experiences that we have throughout our region, the more they have to promote, and the more chance for our visitors and residents to enjoy these positive changes and tell others about them. His other perspective is as a representative of a downtown business that has had a continual increase in people entering their doors over the three years of their downtown operation. And while the welcome center is just one component of their operation, the personal touch is very important. Last year more than fourteen thousand people came through their doors. That is more than double of what was tracked in 2016 which was the last year of operation on Milan Road. The evidence points to this increase in being due to pedestrian traffic. While the Milan Road location had many more vehicles going by it, they were just going by it. Here we have people walking by us, or on a bike, and with entrances on Water Street and on Shoreline Drive we have had many more people coming through our doors, then they learn about other things to see and do in downtown and throughout the Shores and Islands area. That is why this project is transformational, not only from a regional perspective, but also for downtown Sandusky. His organization, should this project move forward, will serve as a resource for businesses to let people know that we are open and ready for business. We have done that in Ottawa County since the construction began on State Route 2 and 53 North, with signage and with public relations campaigns to let people know that these businesses are open, and you can still get to them, and here is what you can experience there. We will do the same for Sandusky. We look forward to benefitting from the City's growth.

Duff Mielke, 631 Wayne Street, Chairman of the Greater Sandusky Partnership Board. The GSP is a business led economic development organization interested in regional economic development in particular Erie County and Sandusky development. We recently joined forces with ECEDC to provide an economy of scale to better serve the community. As a private sector organization interested in economic development we see a thriving downtown as both an asset to the City of Sandusky and an anchor for the entire region. It provides a context for growth and development. It continues to be an exciting time to be in this community. There have been so many successes over the last ten to fifteen years, in large part due to the leadership of this body. Things do not happen without that level of leadership. We see this as another key project to keep that momentum going, and keep the development of our community moving along. When we look at the downtown investment, if you look at how it is currently being utilized, there are lots of spouts of green. There are already many of the businesses downtown taking advantage of the streetscape. There are lots of places using outside dining in some way. The downtown investment has been incredible. There are entrepreneurs that started downtown, there used to not be a lot of restaurants and businesses down here. There are a lot more today. The Feick Building, the Cooke Building, the State Theatre – they have all had to overcome some sort of challenge that asked them if they were committed to progress. Thankfully for the whole community they answered yes to those challenges. That says a lot about the character of our community. The connective tissue like Mylander Plaza, the Jackson Street Pier, Washington Park, connect those assets. The GSP supports this project because they believe it allows us as a community to capitalize on past and proven successes of investments in our community.

Chris Parthemore, 111 E. Madison Street, stated he was here as a business representative, a community member, and a member of the Downtown Sandusky Master Plan Steering Committee. When we formed that committee and started the downtown plan, it was to build on the positive momentum of the Bicentennial Vision Plan. That plan was wonderfully executed and gave this community momentum that we carry on now. This is the first piece of legislation from that Master Plan to come before Commission, and he wanted to reiterate how important it is to continue that momentum we have built over the last ten years. Simply put, when you build a community for people and not for vehicles it increases foot traffic. He has never been anywhere where the busiest street in any city is the pedestrian only street. This is a great step in the right direction, building for people. He urges support for this project, and we look forward to the continued positive momentum in this community.

Michael Delahunt, President of the North Coast Young Professionals, stated he moved back this area from Cleveland because of all the development we have seen in the last few years. He stated he was one of many young people who are choosing to make Sandusky their home. He wanted to express his organization's enthusiastic support for this project. As advocates for a group deeply invested in the well-being and development of our community, we believe that this initiative will significantly prod us for enhancing the livability and safety and vibrancy of our downtown neighborhoods. A large apprehension of this project has been the elimination of parking places. Going from personal experience, he stated this is not a bad thing. Since he was six years old his family has been traveling to Traverse City in both summer and spring. He has seen the developments of their downtown over the last two decades. Starting as a single street filled with rotating tenants and an ever-changing commercial space, the lack of parking created a larger downtown footprint. Visitors were forced to park a block or two away from their destination increased foot traffic to otherwise unvisited streets and businesses. This has only continued in the two decades since his first visit. He is happy to say that although he may not be able to park right in front of the one store that he needs, the walk to and from his car always leads him to multiple stops with businesses that he had not planned on visiting otherwise. In conclusion the North Coast Young Professionals wholeheartedly endorse this project and urge you to continue your support and advocacy for its implementation. We are confident that this endeavor will yield lasting benefits for our community and serve as a model for future development initiatives.

Tim Stookey, 1307 Fifth Street, stated he was born and raised here but he isn't getting around as well as he used to. He inquired if everyone remembered the lady that used to ride around in her wheelchair years ago, which led to all the modification of all the curbs and gutters for handicap access. What is going to keep him from coming downtown – handicap access. He is soon going to be using a wheelchair. His wife uses a wheelchair. He cannot come down here if we do this project. All these people will take up all this space. Where will the ADA right-of-way be to get into these businesses? Where will there be handicap parking in front of these stores? He thinks we need to think about that. We had better give some serious thought to what he said because it will be the ADA coming to visit us again.

Ms. Vargo stated it is a beautiful project, and she has talked to a lot of people – it has been a hot topic this week. She stated since one of the biggest concerns is parking, she asked Ms. Blair to share what managing the parking would be like.

Ms. Blair stated that best practice about fifteen percent of the spaces on street are open at any given time. That is what people notice, they want a predictable spot. Management would be best to focus on turnover for on street spaces. For example if we have businesses parking in on street spaces for eight to ten hours daily, or an overnight guest getting on the Jet Express uses an on street space for overnight, that bars dozens of thirty minutes users that someone could swing and use that space from happening. Management would set two hour parking limits and we as a community would need to address how to enforce that better. People going where to go and where they are allowed to park and how to find those spaces, that can sometimes start online when people are purchasing tickets or making reservations, what are their parking instructions. We would need to educate businesses on how to properly address parking for their customers.

Ms. Vargo asked when we would start the parking management plan.

Ms. Blair stated that the parking management plan should be ready for review by May 1st.

Mr. Koonce asked what this project would look like for those that are physically challenged, especially during construction? How will construction timelines affect businesses to be open and people's ability to enter their business. How much work was done to inform the business owners about the construction timelines.

Ms. Blair stated of course it will be a little painful during the construction phase, but the construction documentation has it stated that one side of the roadway will be open at all times for vehicles, and access to every single business open at all times. Of course, there may be a couple hours here and there through the construction where there might not be direct access to a front door, but we will do our best with weekly communications to keep everyone up to speed. It may at times be temporary asphalt sidewalks during the process. This is easier to put into place once a contractor is onboard. Only then can we see what our interpretation looks like compared to the reality of the construction. Once this project is complete, we will have a huge improvement in ADA accessibility. Today there are several places where a person in a wheelchair or walker cannot get around a café table or tree grate. This design will give ten more feet of space for pedestrians. Twelve feet of dining space – that is enough for two rows of café dining tables, eight feet of sidewalk space that is uninterrupted, and the intersection improvements bring the roadway up a little bit. At intersections it will be a crowned walking space for safer passage.

Mr. Brady stated that we were going towards a curb-less space, is that correct?

Ms. Blair stated we did not go with completely flush curbs, it will be a three-inch curb, which deters cars from coming onto the sidewalk, but also alleviates a large step down or step up for pedestrians, walkers and wheelchairs.

Mr. Brady asked that Ms. Blair would provide the assurance that we would comply with all ADA guidelines in this project.

Ms. Blair stated we absolutely will.

Mr. Krabill stated he had several concerns. He stated it was a little disturbing to him that it seems like a casual throwaway that we would have less parking spaces. He believes the parking issues need to be addressed before we start any project and tear up concrete, knowing we will have less spaces. He is a fan of the hotel project. But he has heard so many different things about parking there. Will it have hotel parking, will retail be offered in the same development, will there be a parking deck for the additional demand, will there be public access to their parking. There is more information we need to know. He does not hear enthusiasm from local business owners. They have said they have been approached and asked, but they are hesitant to express their concerns. You would think they would all be enthusiastic about the project with the fifteen to one percent return you stated earlier. He is a little concerned that the City is looking at this project with some of our own funds on the table for this, and bond the rest. He does not like the idea of adding debt. What is the time pressure here? Are we under a gun to do this project this year or next? From his campaign he learned this community has the highest concern about their neighborhoods. He is concerned that one of the first projects we are asked to vote on is putting more money into downtown and opening the City to more criticism from those who do not see the commitment that they would like to see. He has never seen anyone need a wider sidewalk, he has never seen anyone run onto someone else. Why do we need wider sidewalks at the loss of parking spaces? He stated he does not mind parallel parking. Many people cannot do it. He does not see that as being a good idea. He does not understand why on Shoreline Drive we made narrower driving lanes. If Police can tell us we have had nineteen separate incidences of bike accidents running into pedestrians, but he is not sure that is the case.

Mr. Brady stated that we were not committing our reserves for this project, we are committing money for Downtown Destination Development Funds, those are not reserves. Those funds are earmarked for a project such as this from the Cedar Point Tax Funds. We cannot spend one dollar of those funds for neighborhoods. We are prioritizing neighborhoods as well, but we cannot with TIF funds.

Ms. Reeder stated we have zero debt liability as of 2027 in our general bond retirement fund. We have been conservative, and we will be zero dollars in debt in 2027.

Mr. Poggiali asked if the financial plan for this project was originally TIF totally?

Ms. Reeder stated that originally it was thought it would be funded from the downtown TIF. But as the project developed and became more expensive, we had to look at other avenues to make this project work.

Mr. Poggiali stated that Ms. Blair did a great job presenting and he remembers being in similar conversations in his past with Erie County, and Mr. Lochner stated a parking problem is a great thing to have. It seems parking and costs are the main issues.

Mr. Murray stated that he remembers a meeting like this years ago with a very angry crowd talking about Jackson Street Pier. He said at the time; this isn't a sporting contest, we are not going to yell, we are going to listen to each other respectfully, and we did. We pleaded with the public at the time to listen to what the urban planners were saying, cause they were saying something that was very important, and to listen to what we had to say because we had good changes to make. And we did make a lot of changes, but we spent a lot of money. We are always concerned about spending money, but we got something for it. We got a treasure for the entire community. And it is a triumph of urban planning to see that you can change the fixed environment and you change the experience that people have in that area. This is the same thing. It is going to have the same result. He has been down this road a number of times and he knows how this is going to turn out. This will increase business downtown to a tremendous degree. We do not know how much. But in so many things in life we have to make our best estimate of whether this is good for the community as a whole and then proceed, knowing that we will never know every detail. If we want to know every detail, then we will never take the next step. We would never go to college, we would never get married, we would never have children, we would never buy a home. It does not work that way. We have sound, intelligent people advising us. He thinks this is a plan that we should embrace. He has heard for many years the argument about the neighborhoods vs economic development. It is a false choice. It is not a choice. We must do both. We cannot afford to lift up our neighborhoods if we do not have the economic factor driving the city and creating the revenues. Of all the most important people to speak was Mr. Delahunt. We are projected over the next couple decades to lose twenty percent of our population. We will not be able to keep businesses open. We will not be able to pay for basic services if we just continue to become an older community and a poorer community, we cannot provide services for those very people who need it the most. We need to drive economic development, and we need to make our city an attractive place for young people in particular to come back to. That is what we have been doing, that is the progress we have been experiencing. Mr. Delahunt and many others are a testament to that. We have stabilized our population; we are no longer losing population. We are becoming a destination of choice, but our work is not done. There is more to be done. He started serving on the commission in 2006, and every single year and every single project we have talked about the parking problem that we feel that we have or that some of our neighbors feel that we have. It is true if we go forward with this project some people are going to have to walk a little further. We visited our daughter in Cincinnati last weekend, and we had two particular destinations we were going to that required that we walk nine or ten blocks each way. No big deal. That is what we had to do to get to these places. There were all sorts of people and all sorts of activity and excitement. We did not think twice about it. We did a parking study several years ago, he suggested Ms. Blair dust it off and share it with the commission. The thought was as we increase the density of the activity downtown, we would activate additional rings of management of those areas. The study has a lot of important information on how we can address that. He stated he respects the desire to reduce personal debt, but there is a time that it is necessary to take on debt. In purchasing a home for instance, we would not want people to wait until they have all the cash before doing so. It is not a realistic way to proceed. When we are talking about an improvement that will serve generations to come, all those generations need to participate in funding it. That is what bonding funding is all about. We do it with streets, with water and sewer, we make investments that will serve the public for decades to come. These are appropriate investments to make and should be bond funded, we should not

have to pay for all of it today because generations that are not born will benefit from these projects.

Ms. Vargo stated that Mr. Longer stated that the Master Plan made him want to invest and become a business partner within the community. The one thing she does not want us to walk away from is there are business partners that have trepidation and concern for their business. We need to make sure we bring new partners together with the old partners.

Mr. Krabill stated that maybe the study was the Main Street study.

Mr. Brady stated that the legislation for this is not on the agenda tonight, he pulled it because he felt it was so critically important, that every commissioner – new and old hear this presentation again. Also for people in the audience, for or against, have the opportunity to voice their support or concern. He stated he has unbelievable respect for the merchants in our city, every one of them – they get up every day, they open their door and try to make a living in this city. Sometimes it is not too good of a living. But he has concluded that this downtown does not just belong to the merchants. It belongs to every resident in this city. He encourages everyone to take that into consideration, we have to be respectful to our merchants, but at the same time we have to look at the big picture. We must look at who is using our downtown, who will use it in the future.

PRESENTATION: Sewer and Water Fund Update, Aaron Klein, Public Works Director

Mr. Klein stated he was going to just give an overview of where the Sewer and Water Funds are today. Our last rate increase was in 2015 until 2021. We did a rate study on the water side and the county did a study, we would go back and forth with our studies. We would then make a decision moving forward. It was not a good way to do things, we spent \$25,000 each. We created a spreadsheet to analyze the data on a regular basis. During COVID it was difficult to make predictions of what our revenues would be. We realized our main expenses would be the same but we pushed back many of our projects during that time. Mr. Klein explained many slides and graphs that are available on the City online website. Sandusky's water rates (22.09) are lower than our surrounding communities, the sewer rates are mid-range to slightly higher (51.29) than our surrounding communities, but the total costs are still in the middle range (73.38) equaling roughly \$3.32 increase monthly. In the past there were dramatic increases of rates (25%) after many years of no increases, we do not want to do that going forward, we prefer to do small increases incrementally year by year. Recommended increases are 15% for water for 2024-2025, with 3% 2026-2030 and no increase for sewer rates 2024-2025, and 3% increase in 2026-2030.

Comments:

Mr. Waddington inquired if the county was selling water to neighboring communities. Mr. Klein stated that we hoped it would increase our revenue if they did, but it has not happened. Mr. Murray stated that it was our hope to increase revenue, therefore we agreed to a flat rate. The water usage has not increased, but processing it has. Ms. Reeder stated that we do not want to make large increases, or anything more than we absolutely have to. We are thinking of a rate increase on June 1st. We do not want our fund balances to go into a negative balance, then the state would come to look at your balances in fiscal emergency if your balances are in the negative. We would transfer general funds to those funds to cover them for a short period of time until we can replenish them to keep them in the positive.

PUBLIC HEARING: (Continuation) Rezoning of Cleveland Road Parcels, Arin Blair, Chief Planner

Ms. Blair stated they are opening a public hearing for the consideration of an application for an amendment to the zoning map for parcel nos. 57-03358.000, 57-02994.000, 57-02885.000, 57-02989.000, and 57-04471.000 located on Cleveland Road from "R1-60" Single-Family Residential District and "R2F" Two-Family Residential District to "R-RB" Residential-Business District. The staff report for this hearing included a recommendation from May 24, 2023, to deny the application to rezone these parcels based on the moratorium and to preserve our housing stock for residents and preserve the neighborhood that is adjacent to these parcels.

Comments:

Dan McGookey, 225 Meigs Street, stated he is a life-long resident of the City of Sandusky. He stated he wanted to dispel a myth because transient rental is a loaded term and has been for over a year. He appreciates the concern over the inventory or stock of long-term rental housing for residents. But by allowing this change in zoning and to allow transient rental on this one block, because all the property across from it is zoned Roadside Business. This application was filed April 26th and the moratorium did not take place until May 8th of that year. Mr. Murray stated that was evident of why this hearing is happening today. Mr. McGookey stated that no, we are today because we are appealing what was not normal practice, the Common Pleas Court stated we have a right to this hearing. He stated the most important issue was that the application preceded that moratorium. Mr. Brady stated that he believed everyone here understood that. Mr. McGookey showed slides of what Mr. McGory has done to improve these homes. He stated that their family has had roots in this neighborhood since the 1940's. They own three of the five homes on the block. They would like to build on the one vacant lot as well and turn them all into Air B&B's. He has spent more than \$200,000 improving one home. They are good community members that are seeking to do something good for the community. He suggests that there is no good governmental reason to deny this application. All the requirements are met for transient rentals. He stated that the current usage of this neighborhood now was as a commercial corridor. People coming with their suitcase in hand are no different whether a transient rental or vacation rental. The City is going to be spending hundreds of thousands of dollars for the construction of a roundabout at the Cleveland Road and Cedar Point intersection, that is two blocks from these houses. The reason that it is happening is because of the increased traffic along Cleveland Road. This is a commercial corridor. No one can deny that. There is no good reason to deny this.

Mr. Brady stated a resident must reside in tourist rentals. So, it is not the same. The resident living in the home maintains good conduct in the home.

Mr. McGory stated he started this project with his son as a project they could work on together and make some income since there are the new ballfields and Cedar Point just down the road. There are already hotels and other Air B&B's further down on the same side of the road. Ten homes down they opened a rental for thirty-two people just a short time before. What is the difference? There is also a boarding home nearby and a duplex, and a garage rental. No one has been displaced from these homes because no one was living there.

Mr. McGookey stated no one cares more about Sandusky than he does. He would not be here advocating for Mr. McGory if he did not feel this decision should be reversed. It was a two-to-two vote.

Mr. Murray stated that the difference was that a tourist rental is when a person who resides in the home rents a room out. He is supportive of accessory dwelling because someone does reside in the home. If this is not passed by this commission, what would the court respond if it were to go to that level?

Mr. Hastings responded it was an arbitrary and capricious standard. Meaning that the Common Pleas Court will not substitute its judgement or reverse its judgement.

Mr. McGookey added that the City has to have a reasonable articulate basis to support its decision. There must be a reason to enforce its decision. What purpose is it serving by denying this decision? He stated it was not good enough.

Mr. Hastings wanted to make the record clear that neither the Planning Commission nor this Commission is planning to make a decision based solely on the moratorium. They are looking at the matter on its merits.

Mr. Brady stated it has to do with the change of zoning.

Mr. Murray stated to correct Mr. McGookey, the City is not funding the roundabout it is ODOT, it is a 95-5% City split.

Mr. Koonce stated as a new commissioner he would like some clarification. He hears talk about a bed and breakfast. Mr. McGookey stated the neighbors would not know if the owner was there. His answer is as a resident, and the owner is not there, the renters will trash the place, party to all hours, be loud, then we will know the owner does not live there. This idea is framed in deception. This area is not zoned for that.

Mr. McGookey stated that in 2017 the City passed the overlay district on Meigs Street which allowed for Air B&B's, to improve the neighborhood. Now what you are saying is contradictory to that. He spent a lot of money improving this house. There are very strict restrictions in Air B&B homes. And even though the commission is stating the moratorium is not applicable in this case, we spent six months appealing that very fact.

Mr. Krabill stated that the indication was that he has invested \$200,000 thus far. Was there a conversation with the City prior to making those investments?

Mr. McGory stated no that he just thought he could based on others in the area.

President Brady Being stated since there were no further comments, he declared this public hearing closed.

AUDIENCE PARTICIPATION

Tim Schwanger, 362 Sheffield Way, stated that Item B for CDBG deduct, why was that not used to repair a few more streets? Item D, accepted three parcels into the Land Bank, has \$27,000 of uncollected property taxes – in the past delinquent property taxes were passed on to the new property owner. Item F, contract for refuse and recycling with Republic, an \$80,000 increase. Item G, transportation services for Kalahari Resort, that is \$75,000 this year – how does that compare to past contracts? Item 2, the Strategic Plan, which is \$79,000, looks like there may not be any public input on this.

Mr. Tim Stookey, 1307 5th Street, Item A, would like it to be moved to the Regular Agenda. Years ago, the Sandusky Register stated we were all green on the map because of lead pipes. That was the whole city. In the Columbus Avenue Streetscape, it was stated that the lead pipes would be addressed in that project. He believes that his neighbors had lead pipes removed from their homes within the last three years. The EPA decided years ago that we had to do something about all these lead pipes. We know they are there. Since you are going to be digging for these new water meters, you have a great opportunity to replace the lead pipes currently. He would like to see this discussed at this table.

Mr. Waddington asked if Mr. Stookey could follow up with Mr. Klein at a future date. President Brady stated that we are going to discuss this issue since it was asked to be moved from the Consent Agenda to the Regular Agenda.

Abbey Frey, 303 E. Washington Street, was here to thank the commission for their support of the All Wheels Park. She has been involved with the design of the new park and she is excited about the benefits it will have for the community. This new park will provide for the year-round safe gathering for both children and adults. It is important to have someplace accessible for youth and adults in the area to pursue an active lifestyle. The park will also provide a place to be part of the community for youth that are unable to participate in organized team sports. It promotes social skills such as cooperation, communication, and civic responsibility. She has seen the positive impact it has had on her own children and their friends. In addition to the benefits the park will have for residents using it on a regular basis, it will also be an asset to downtown businesses. A high-quality park like this will attract visitors from across the state and beyond. She has taken her children on many trips to skate parks across the country. Most of the time it involves spending money on hotels, restaurants, and other activities. People coming to this park will do the same.

The new Sandusky All Wheels Park would be comparable to many other destination parks and draw lots of visitors to stay in the area. She looks forward to the completion of this project. Thank you again for your support.

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. President Brady asked if anyone would like any items moved from the Consent Agenda to the Regular Agenda. Item #A of the Consent Agenda was moved to #1 of the Regular Agenda by motion of Mr. Waddington, and a second by Mr. Krabill.

CONSENT AGENDA

ITEM B – Submitted by Josh Snyder, Public Works Engineer

APPROVAL OF C/O #1 AND FINAL FOR 2023 CDBG STREET REHABILITATION PROJECT WITH ERIE BLACKTOP

Budgetary Information: The First and Final Change order deduct of \$65,331.86, reduces the original contractual amount of \$263,211.15 to \$197,879.29. This cost will be paid with CDBG Funds.

ORDINANCE NO. 24-023: It is requested an ordinance be passed authorizing and directing the City Manager to approve the first & final change order for work performed by Erie Blacktop, Inc. of Sandusky, Ohio, for the 2023 Community Development Block Grant (CDBG) Street Rehabilitation Project; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

ITEM C – Submitted by Megan Stookey, Project Manager

APPROVAL OF ENCROACHMENT LICENSE FOR FAMILY HEALTH SERVICES, 149 E. WATER STREET

Budgetary Information: There is no budgetary impact with this item. The property owner is responsible for recording feeds to the Erie County Recorder Office.

ORDINANCE NO. 24-024: It is requested an ordinance be passed authorizing the City Manager to enter into a license agreement with Family Health Services of Erie County, 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; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

ITEM D – Submitted by Debi Eversole, Housing Development Specialist

ACCEPTING 3 PARCELS INTO LAND BANK

Budgetary Information: The cost of these acquisitions will be approximately three hundred thirty dollars (\$330.00) to pay for the title searches and transfer fees, which 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 twenty-seven thousand one hundred sixty-six dollars (\$27,166.00) owed in delinquent taxes.

RESOLUTION NO. 005-24R: 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 E – Submitted by Arin Blair, Chief Planner

PERMISSION TO SUBMIT APPLICATION FOR SAFE ROUTES TO SCHOOL GRANT PROGRAM

Budgetary Information: There is no impact on the City's General Fund. It is anticipated that all projects undertaken as part of the grant will be paid for through grant funds.

RESOLUTION NO. 006-24R: It is requested a resolution be passed authorizing the filing of an application with the Ohio Department of Transportation for the 2024 Safe Routes to School Grant Program; and declaring that this resolution shall take immediate effect in accordance with section 14 of the city charter.

ITEM F – Submitted by Jason Werling, Parks & Recreation Superintendent

AWARDING A CONTRACT FOR REFUSE & RECYCLING TO REPUBLIC SERVICES

Budgetary Information: The cost of refuse and recycling collection at City properties is paid with General Funds, Recreation Funds, and Water Funds in the amount of \$138,435.02, plus a contingency amount of \$2,500.00 for additional dumpster service. Collection of recyclables at the City's Drop-Off Recycling location at the Service Center is paid with General funds and Ground

Maintenance Funds in an amount not to exceed \$120,540.00. Total contract amount is not to exceed \$261,475.02.

ORDINANCE NO. 24-025: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Republic Services of Sandusky, Ohio, for refuse & recycling collection on City property and recycling collection at the City's drop-off recycling location at the Service Center for the period of March 1, 2024, through February 28, 2025; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

ITEM G – Submitted by James Stacey, Transit Administrator

APPROVAL OF TRANSPORTATION SERVICES CONTRACT WITH KALAHARI RESORTS

Budgetary Information: STS will receive \$75,000 for the length of the proposed contract. This money collected will be used to offset the capital planning and operating expenses through the 2024 5311 Rural grant program.

ORDINANCE NO. 24-026: 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 LMN Dev Spe LLC d.b.a. Kalahari Resorts & Conventions-Sandusky for the period of January 1, 2024, through December 31, 2024; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

ITEM H – Submitted by Jared Oliver, Police Chief

AUTHORIZATION OF PAYMENT FOR SPD ANNUAL SUBSCRIPTION COSTS TO LEXIPOL

Budgetary Information: The total cost for the annual subscription costs with Lexipol is \$16,285.28. The costs of the annual subscription will be paid from the Police Department's operating budget.

ORDINANCE NO. 24-027: It is requested an ordinance be passed authorizing and directing payment to Lexipol, LLC of Frisco, Texas, for the annual subscription fee for policy manual updates and daily training bulletin services for the Police Department for the period of April 1, 2024, through March 31, 2025; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

Upon motion of Mr. Waddington, and second by Mr. Poggiali, the commission voted to accept the Consent Agenda #B-H and declare all ordinances and resolutions as drafted and presented to the City Commission under the Consent Agenda shall take effect in accordance with the Section 14 of the City Charter.

Comments:

Mr. Klein stated that CDBG funds are federal funds and follow different restrictions and guidelines than local funding. They have to go through proper environmental reviews and therefore it is not easy to add a street to a CDBG project as this can take several months. But we have confirmed with CDBG that we are going to add that amount of funds to this year's projects.

Debi Eversole stated that the Land Bank is accepting these parcels because they were offered as a gift of deed, and the largest part of that delinquency is a demolition that has been assessed to the taxes. Putnam Street is going through a tax foreclosure and is still an active case. That is also a demolition as well.

Mr. Klein stated recycling and refuse costs have escalated. Years ago, we were getting paid from recycling, then it became a net-zero through 2017, then it no longer was a profit to recycle and became a cost, only cardboard remains at a profit. We only had one bid this year since Republic operates the local plant in Oberlin, so others collecting would have to pay them to recycle at their plant.

Mr. Orzech stated that Kalahari was purchasing transportation passes for their employees. In a contract we can use those funds dollar for dollar. Last year that paid \$71,000 for a contract, which benefits the City much more than passes purchased. We asked for more this year and they increased to \$75,000.

Roll call on the motion: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, Mr. Waddington, Mr. Brady, and Mr. Murray, 7 (Mr. Murray abstained B & C, yes on all others). Roll call on the ordinances and resolutions: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, Mr.

Waddington, Mr. Brady, and Mr. Murray, 7 (Mr. Murray abstained B & C, yes on all others).
President Brady declared these ordinances and resolutions passed.

REGULAR AGENDA

ITEM A – Submitted by Aaron Klein, Public Works Director

APPROVAL OF PURCHASES FOR WATER SERVICE INFRASTRUCTURE FROM CORE & MAIN

Budgetary Information: The budgeted cost for Core & Main, LP, as approved in the operating budget is \$975,000. This year's allocation for hydrants, valves, and miscellaneous materials (\$375,000) and meters (\$600,000 – split evenly with sewer maintenance) will be paid with Water Funds in the amount of \$675,000 and Sewer Funds in the amount of \$300,000. Purchases exceeding this amount from Core & Main, LP would require approval from the City Commission.

ORDINANCE NO. 24-022: It is requested an ordinance be passed authorizing and directing the City Manager to expend funds to Core & Main, LP, of Ashland, Ohio, for the purchase of materials and parts for improvements and repairs to water service infrastructure in calendar year 2024; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

Upon motion of Mr. Murray, and 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. Klein stated the regulations for lead pipe have been constantly changing over the years. The City is given the responsibility to not only submit a plan sometime this year to the EPA to incorporate replacement of lead pipes and identifying all of them. The previous document that was submitted identified areas that were most likely lead pipes, and areas that we knew were lead pipes. For example, housing developments in the 80's and 90's were post lead pipes. We are still going through a lot of historical information. The requirement we have now is if we encounter lead pipes on a project then we must go through the process of replacing them to the meter pit. We do not have to replace them from the meter pit to the house, but that is something that the EPA is contemplating changing. We do not have access from the property owners from the meter pit, access is usually near the right of way, so we have access to go in a switch out these meters. They can then drive by and read the meters that way, it saves time. We are very aware of replacing these lead pipes and take samples on an annual basis through our system, they are constantly below the thresholds that are allowable by the EPA. Our water distribution employees are very proud of that. If the lead is anywhere, it is on the private side from the meter to the homes. Currently it is not the City's responsibility to replace. If it changes it could be \$10M yearly to replace all the lead lines throughout the City for thirty or forty years. On the McArthur Park, Churchwell Park Project we are relocating all the laterals out to the front, and we are doing as best we can on all our projects to eliminate the lead lines. We recently updated our Utility Health and Safety Program are we are funding a portion of water and sewer lines and we have put money towards lead line replacement for residents that are interested in doing that can call Elizabeth Sowecke and she will coordinate and make sure that they are on the list.

Mr. Murray stated a couple of important things to note we test residential properties. In Flint, Michigan they changed the chemicals they used. Lead pipes oxidize and develop a kind of rust which protects the user from exposure to the lead. The problem we have with lead exposure is lead paint. The water pipes in Sandusky are safe, we test them. Lead paint is now the problem in homes.

President Brady added we have all heard the horror stories on the effects of lead. We take that very seriously.

Mr. Poggiali asked what the life expectancy was for these meters.

Mr. Klein stated they have a ten-to-fifteen-year life expectancy. We have been getting more than normal life from them with good readings.

Roll call on the motion: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. Roll call on the ordinance: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this ordinance passed.

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

AMENDMENT TO ZONING MAP FOR CLEVELAND ROAD PARCELS

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

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

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

Upon motion of Mr. Murray, and second by Mr. Waddington, the commission voted to pass Ordinance 1 under suspension of the rules and in full accordance with Section 14 of the City Charter at first reading.

Comments:

Mr. Hastings stated that Ordinance 1 only requires a majority vote. Ordinance 2 would have required a super majority vote. Mr. Krabill asked that he heard it passed in Planning on a two-to-two vote. He does not remember a tie being a passage. Mr. Hastings stated a tie is not a passage, a tie is a failure. They are here on an appeal, it was a denial.

Roll call on the motion: Mr. Poggiali-abstain, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 6. President Brady declared ordinance 1 denied at first reading.

ITEM 2 – Submitted by John Orzech, City Manager

APPROVAL FOR NEW CITY STRATEGIC PLAN AGREEMENT WITH CITY ARCHITECTURE

Budgetary Information: This project will not exceed \$79,250. The expenditures will come from American Rescue Plan Act (ARPA) funds.

ORDINANCE NO. 24-028: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement with City Architecture, Inc., of Cleveland, Ohio, for professional services for the creation of a new Strategic Plan; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

Upon motion of Mr. Waddington, and 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. Orzech stated that a Strategic Plan like the Comprehensive Plan is a robust undertaking. This is more of an internal document for the direction that staff should go. It is a five-year plan; it will not decide projects. Ms. Vargo asked how long this will take. Mr. Orzech stated the process is seven to eight months. Mr. Krabill stated he encouraged whenever we can we should engage the public in the conversations.

Roll call on the motion: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. Roll call on the ordinance: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this ordinance passed.

ITEM 3 – Submitted by Marcus Harris, Diversity & Economic Opportunity Manager

SUPPORT OF AMERICA 250-OH DESIGNATION

Budgetary Information: There is no budgetary impact.

RESOLUTION NO. 007-24R: It is requested a resolution be passed supporting the Ohio Commission for the United States Semiquincentennial (America 250-OH); and declaring that this resolution shall take immediate effect in accordance with section 14 of the city charter.

Upon motion of Mr. Koonce, and second by Mr. Murray, 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. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. Roll call on the resolution: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this resolution passed.

ITEM 4 – Submitted by Cody Browning, IT Manager

APPROVAL FOR NEW MAIL MACHINE LEASE WITH PITNEY BOWES

Budgetary Information: The cost for this lease is \$493.56 per month (charged quarterly) for a total cost of \$23,690.88 for a 48-month period. This will be paid with funds from the operating budget of the relevant departments.

ORDINANCE NO. 24-029: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a lease agreement with Pitney Bowes Inc., of Stamford, Connecticut through the National Association of State Procurement Officials (NASPO) Valuepoint Cooperative Purchasing Organization for postage machine equipment and services; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

Upon motion of Ms. Vargo, and 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. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. Roll call on the ordinance: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this ordinance passed.

ITEM 5 – Submitted by Debi Eversole, Housing Development Specialist

APPROVAL OF AMENDMENT OF ORDINANCE 18-088

Budgetary Information: There are no budgetary effects as a result of this legislation and ordinance.

ORDINANCE NO. 24-030: It is requested an ordinance be passed amending ordinance no. 18-088, passed on April 23, 2018; implementing sections 3735.65 through 3735.70 of the Ohio Revised Code to implement an expanded Community Reinvestment Area in the City of Sandusky, Ohio, and related matters, and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

Upon motion of Mr. Murray, and 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 to explain this is the legislation we passed in 2018 expanding the area of where the tax abatement was on homes that were improved to a certain extent. The legislation we passed was inconsistent with state law. This legislation brings it into full consistency with state rules.

Roll call on the motion: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. Roll call on the ordinance: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this ordinance passed.

ITEM 6 – Submitted by Arin Blair, Chief Planner

PERMISSION TO BID THE SANDUSKY WHEELS PARK PROJECT

Budgetary Information: The engineer's estimate for the project is \$841,830.00 and shall be paid for with American Rescue Plan Act (ARPA) funds.

RESOLUTION NO. 008-24R: It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed Sandusky Wheels Park 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 second by Ms. Vargo, the commission voted to pass this resolution under suspension of the rules and in full accordance with Section 14 of the City Charter.

Comments:

Mr. Murray stated he thinks this is a great project. It is something we need, not necessarily. But parks are not things we necessarily need. This project is great because as the mother who spoke so well, we have all known that kids are not engaging with others because of computers and keeps them out of trouble. President Brady stated he was not onboard for spending this money initially, but if it keeps one kid off the street and out of trouble it is worth it.

Roll call on the motion: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. Roll call on the resolution: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this resolution passed.

ITEM 7 – Submitted by James Stacey, Transit Administrator

APPROVAL OF TRANSPORTATION SERVICES CONTRACT WITH ERIE COUNTY HEALTH DEPARTMENT

Budgetary Information: The contract stipulates that STS will be paid at a rate of \$4.50 per loaded passenger mile with the annual total invoiced not to exceed \$125,000.00. The revenue from this agreement will be used as matching grant funds for the Ohio Department of Transportation (ODOT) 5311 Program Grant.

ORDINANCE NO. 24-031: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a transportation contract for adult day care between the City of Sandusky and the Erie County Health Department; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

Upon motion of Mr. Poggiali, and second by Mr. Koonce, 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. Krabill asked if the rate is an actual rate because of costs or a negotiated rate. Mr. Stacey replied that it is a rate that was designed on a variable collection including operating costs, fuel, tires, operational hours, and miles. It is a per loaded mile rate. President Brady stated by negotiating this it added additional moneys to the coffers for the City. He is hoping he can do it about ten more times. Mr. Poggiali stated that he is glad these buses are generating income, and it is another example of us working with the county health department and the county. Mr. Krabill stated it makes us more efficient.

Roll call on the motion: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. Roll call on the ordinance: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this ordinance passed.

ITEM 8 – Submitted by Jason Werling, Parks & Recreation Superintendent

APPROVAL OF CONTRACT FOR RECREATION CLEANING SERVICES WITH PROGRESSIVE CLEANING SOLUTIONS

Budgetary Information: The cost of the contract for 2024 for Mills School cleaning shall not exceed \$13,403 for the initial 13-month term and be paid with Parks & Recreation funds.

ORDINANCE NO. 24-032: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement with Progressive Cleaning Solutions, Inc. of Sandusky, Ohio, for cleaning services at the Mills School facility (currently used for Sandusky Recreation) located at 1918 Mills Street; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

Upon motion of Mr. Koonce, and 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. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. Roll call on the ordinance: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this ordinance passed.

CITY MANAGER'S REPORT**DONATIONS**

- Kyle Grathwol donated new fitness equipment valued at approximately \$19,500 to the Police Department for \$1. The new equipment was donated in honor of Kyle's father, grandfather, and uncle who all previously served our community as Police Officers for the city of Sandusky. Thank you, Kyle, for the generous donation of fitness equipment for our Officers to use for many years to come. **Upon motion of Mr. Waddington, and a second by Mr. Poggiali, the commission voted to accept this donation. President Brady declared this donation accepted.**
- The city would like to accept the construction that was completed by the health dept for the Southbound right turn lane on Superior St. on the approach to W. Monroe Street. This project was done to better accommodate and reduce backups for traffic exiting Superior Street, which is generated by the County Health Department facility. All work was done to city specifications and was paid for by the Erie County Health Department. **Upon motion of Mr. Poggiali, and a second by Mr. Murray, the commission voted to accept this donation. President Brady declared this donation accepted.**
- The Division of Parks and Recreation would like to thank Construction Equipment and Supply for lending the city their lift for use in taking down the Christmas lights. The value of the rental would have been \$1400.00, which they provided to us as an in-kind donation. **Upon motion of Ms. Vargo, and a second by Mr. Poggiali, the commission voted to accept this donation. President Brady declared this donation accepted.**

NEW & OLD BUSINESS**CODE COMPLIANCE**

- The annual notification has been published in the Sandusky Register to comply with Section 531.08 of the Codified Ordinances of Sandusky. The ordinance requires the owner or occupant to have the care of any lot or land within the City to cut down and remove all noxious weeds and grass of a height of eight inches or more. Properties found to be in violation will be served with a written notice posted on the property. Failure to comply with this notice within five (5) days from the date of the notice will result in the City causing such weeds and grass to be cut and removed. Such cutting and removing shall be at the owner's expense. Voluntary cooperation by all property owners is appreciated.

The annual notification has also been published in the Sandusky Register to comply with Section 955.15 of the Codified Ordinances of Sandusky, Ohio. Containers within which solid waste, garbage, refuse and/or other discarded materials, or recyclables have been deposited may be placed upon a curb for curbside collection no earlier than 6:00 p.m. from April 1 through September 30 and no earlier than 4:00 p.m. from October 1 through March 31, on the evening prior to the scheduled collection of said materials, and any such materials or containers which remain after said collection shall be removed from said curb no later than 8:00 p.m. on the date of said collection.

FINANCE

- The next Finance Committee meeting will be on Friday, February 16, 2024 at 8:00 am at City Hall.
- The City of Sandusky is proud to announce that it has been awarded with the Certificate of Achievement for Excellence in Financial Reporting by the Governmental Finance Officers Association of the United States and Canada (GFOA) for its 2022 Annual Comprehensive Financial Report. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management, according to GFOA.

PUBLIC WORKS

- Construction on East Water Street is underway and is expected to last four months. Please take caution when driving in this area. Pedestrians and cyclists should use sidewalks when available, and no longer use the temporary bike path that was previously designated with delineators along the north pavement.
- The outfall project on Monroe Street near Mills Creek is complete, minus boulevard (grass) restoration.

COMMUNITY DEVELOPMENT

- A survey is open to the public until March 1 to gather community input for the Community Development Block Grant Program's Consolidated Plan. The plan serves as a long-range guide for the program for the next five years. The survey can be accessed on the city's website, Facebook page, or paper copies can be obtained at City Hall.
- CDBG public service applications will be open for eligible non-profits on February 12 and will be available on the city's website and by request. The cap for this program is \$25,000 per agency. The deadline for submission is March 14. You can call 419-627-5730 for more information.

The housing development and beautification program opened on Monday, February 5, 2024. Applications can be submitted via e-mail, mail or drop box in the lobby. If you are interested in participating in the program, visit www.cityofsandusky.com/housing to obtain an application or pick one up in the lobby. If you are unable to do either, call 419-627-5832. We have 52 applications so far.

Comments:

Mr. Murray stated that we are fortunate to have a long history in the City of Sandusky and to have excellent accounting. It is not true in every City. Our Finance Department under Michelle Reeder does an excellent job.

OLD BUSINESS

None.

NEW BUSINESS

Upon motion of Mr. Waddington, and a second by Mr. Poggiali, Blake Harris was appointed to the Board of Zoning Appeals Committee. Roll call on the motion: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this motion passed.

Mr. Waddington added that an item that has haunted our City and several commissioners in the past decade is repair of sidewalks. The list continues to grow. Upon motion of Mr. Waddington, and a second by Mr. Murray, to approve an expenditure from the ARPA funds of \$960,000 to repair all the City sidewalks on the current repair list compiled by Public Works and include that going forward the City no longer bears the cost of sidewalks unless a tree planted by the City causes tree damage to the sidewalk. From this day forward sidewalks are the responsibility of the owner of the property.

Comments:

Mr. Murray stated we used to have a sidewalk commissioner who went around and inspected all the sidewalks in the City, and it was the property owner's responsibility. It will be necessary for someone to fulfill that part time role. We have made a lot of progress; we have repaired a lot of sidewalks. It is time to close this program, so we are not saddling future commissions. It was looked at on a 50-50 basis, but the paperwork makes that too cumbersome for staff, it is not a viable option. President Brady stated it was an excellent motion. It makes every neighborhood benefit from it. Mr. Krabill stated he liked this motion because it hits most neighborhoods in town and he has almost broken a toe on broken concrete on sidewalks.

Roll call on the motion: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this motion passed.

Mr. Koonce stated about Orlando Pace Park, and he reached out to a retired executive who reached out and he was inspired to get out in the neighborhoods for clean-up.

Upon motion of Mr. Poggiali, and a second by Mr. Murray to set a Public Hearing for CDBG on April 9th (by amendment from April 8th). Roll call on the motion: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray, 7. President Brady declared this motion passed.

Upon motion of Ms. Vargo, and a second by Mr. Waddington, to move the Commission Meeting from April 8 to April 9th due to the Total Eclipse Festival. Roll call on the motion: Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, Mr. Brady, and Mr. Murray-abstain, 6. President Brady declared this motion passed.

AUDIENCE PARTICIPATION

Tim Schwanger, 362 Sheffield Way, asked if shade structures could be included in the Wheels Park Project. He reminded new commissioners to be sure to use their microphones so everyone could hear their responses and comments. The Lions Park study is still not complete. If there are ARPA funds available maybe we could do something with the shoreline to construct a wading beach. We have been waiting a long time for that so if money is available maybe it could be used for that project. On the City Manager's Report if he could explain what the \$1M federal funds the newspaper reported would be given to Battery Park will be used for. Under the Housing Beautification Grant Program, Commissioner Waddington did last year, this year we already have 52 applicants, could you add additional funds to it this year like last year. \$1.2M is available for business grants, but we need to do more with residents. We need to up the percentages for homeowners.

Mr. Krabill addressed the public about his absence since the election. The simple answer is that he has been diagnosed with terminal cancer. The prognosis is unknown, we do not know the date. It will likely result from liver failure. In the meantime, we are treating it to allow him to attend meetings. He sincerely wanted to thank the staff and commission for the kindnesses that have been extended to him. It means everything. He will just have to play it by ear, and he will keep kicking as long as he can.

Mr. Murray stated that he and Mr. Krabill were opponents years ago and he can tell everyone that he is one hell of a fighter. Mr. Koonce remarked that he and Mr. Krabill have not always been on the same side, but they have fought some good battles together. And this is another battle, and we are with you.

ADJOURNMENT

Upon motion of Mr. Murray the Commission moved to adjourn at 8:10 p.m. President Brady declared the meeting adjourned.



Cathleen A. Myers
Commission Clerk



Richard R. Brady
President of the City Commission