

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

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

City staff present: Lynne Gast-King – Law Department, 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, Nichole Grohe – CDBG Administrator, James Stacey – Transit Administrator, and Cathy Myers - Commission Clerk.

Upon motion of Mr. Waddington, and a second by Mr. Poggiali, the commission voted to approve the minutes of the April 9, regular meeting and suspend the reading. President Brady declared the motion passed.

Presentation: Battery Park Project Update, Jon Sines, Marous Development Group

Mr. Sines stated that no major elements of the project have changed. They still have the same number of units, same mixed-use retail, the hotel – all elements are still the same and in the same spots. Significant structural engineering, coastal analysis, hydraulic studies, bores, subsurface bores, all these things have happened in the background which are requirements of the ODNR applications. One of the major factors of those applications is that as we improve the pier and breakwaters, they get larger. They are adding stone and about two feet of elevation. The hydraulic design tells us where the waves will be in twelve years. Those designs are set at about 60%. The application will continue over the next two months since it is a three to four month process. Then it will go to the Army Core of Engineers for anything that touches the bottom. They took control of the Battery Park Marina several years ago and they brought in a new marina operator Founders Three (F3) that are a leader in professional marina management to owners worldwide from Abu Dhabi to Minnesota to Portland. They will help with the programming, and they will be investors in the project. The marina will be undergoing some significant updates, it will happen in phases. They will try to displace as few boats as possible. They are hoping that work will happen as soon as October, at the end of this boating season. There is dredging to be done. The dock manufacturer should have the first round of docks ready to install at that time as well. These are new aluminum docks, a significant improvement to have because what is there now since the 80’s. The actual breakwaters have not been improved since the 50’s. The cores show void spaces in the piers and breakwaters, they will all be remedied with the construction. The marina service building will be one of the first buildings to be constructed. All the services within the marina will be maintained as they build inland. This project will start on the water and continue inland. They have good support with hotel operators, it will be their decision if they want to build first or after some of the retail and other elements. There have been strong market studies, and it is exciting the hotels they are speaking to. They have been talking to a couple of restaurants that are close to signing. Those are the things they need to get this project over the finish line. In this market the senior loans will not come without those commitments. Some grant applications look good with plan development, remediation, and demolition. The grants will help with some of the infrastructure improvements, for the extension of Water and Meigs Streets. Those areas involve new sewers, and sidewalks. The Brownfield grant will help remove polluted soil. The All Ohio Future Fund where they are asking for the breakwaters to offset some of those costs. It is hard to borrow money for the breakwaters since they do not generate any revenue. They have a capital request in the Ohio capital budget that has made it through the House of Representatives that have earmarks \$1M for the end of Meigs Street Pier Viewing Tower. The Senate is a few weeks after and they hope to hear about that by the end of the month. There are a ton of moving parts with this, but they start to gel together, successes cause more successes. The \$6M dock project is moving forward at full steam. The breakwater project is \$25-30M and is at 60%. The Buster application will remove all the underground tanks. They have made a couple federal requests with Congresswoman Kaptur in her capital budget. They are doing a lot of lobbying in Columbus. They have a meeting with ODNR

to find other programs they can utilize. They appreciate the relationship Sandusky has had as they go after some of these grants. It would not be doable without the private-public relationship. Getting these funds into the city is only a plus. They are hoping to be one of the larger projects with ODOT earmarking funds for.

Comments:

President Brady stated he knows that they are designing the docks to accommodate the public. We are not building a gated community. The public will have access to enjoy the beauty of the Bay and the Lake. Mr. Sines stated he believes the public and the marina guests will both be happy. The security on the gangways leading to their docks versus the whole marina being fenced in and not being open to the public. The public should be happy with the streetscape and wayfinding opportunities.

Mr. Poggiali inquired if they were going to apply to the Tema Fund? Mr. Sines stated that they were going to apply for that fund in the next round, they will ask for \$25M with the assumption it will land less than that, with \$17-18 being the goal. Mr. Poggiali asked when the first floor will be renovated with the Feick Building project, there was talk about a restaurant. Mr. Sines stated they have been talking with a restaurant for that space and another operator. He foresees one starting construction before the summer months, because the inside is just drywalled with minimum HVAC and water. They will be given tenant improvement funds to offset their initial costs. The Feick Building is forty-one residential units. They are currently filled at 94%.

Mr. Orzech stated he wanted to thank Mr. Sines; he has been very responsive answering any questions from staff in moving this process along in the last year. They appreciate the partnership.

Public Hearing: CDBG 2024-2028 Consolidated Plan & 2024 Annual Action Plan, Jason Smith, Wade Trim Associates, Inc.

Mr. Smith stated he has been assisting the city through the consolidated process which helps to earmark how we will spend the CDBG funds through HUD. This plan will cover the 2024-2028 fiscal years and should be active as of July 1 this year. The city has been receiving these funds for years. He has assisted in this process for the last two plans. They try to develop a vision to make decisions on how to spend the funding. This year they have prepared the annual plans for this year as well. First, they identify what the priority needs of the community are. They utilize the previous plan as a guide. They also reach out to the public through public hearings like today. The questionnaire received eighty-three responses. They also provide us with goals that will help address those priorities. The public has identified quality, affordable housing, lead abatement, rehab programs and down-payment and rental and utility assistance programs. In addition, fair housing was identified, a CDBG requirement. Second, public facilities and infrastructures including blight elimination and park community centers, park improvements, streetscaping projects, and sidewalks, to improve revitalization throughout the city. The third goal is public service activities, which assist folks low to moderate income that need services, special needs, seniors, disabilities, youth services, mental health services, and homeless services – usually through non-profit agencies outside of city government which is limited to fifteen percent of the grant. Twenty percent is allowed for administration of the grant. As a federal grant it requires reporting, planning and day to day administration. This year they estimate the allocation to be roughly \$700,000. The federal government has not released the final allocation yet to date. This is a late date for that announcement. This public hearing is working off estimated funding amounts. Once the federal government announces allocations, we will come back to Commission for final approval. The public comment period ends May 4th. He anticipates the allocation announcement in early May.

Comments:

Mr. Poggiali asked why he would speculate the announcement has been delayed. Mr. Smith stated he believes the allocation should stay constant as last year's amount. With no further comment, **President Brady declared this public hearing closed.**

AUDIENCE PARTICIPATION

None.

CURRENT BUSINESS

Upon motion of Mr. Waddington, and a second by Mr. Krabill, 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. None heard.

CONSENT AGENDA**ITEM A – Submitted by Cathy Myers, Commission Clerk****LIQUOR LICENSE TRANSFER OF OWNERSHIP FOR J & L LAKESIDE GROUP LLC**

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

Notice to Legislative Authority for D2, D2X, D3 Liquor License: Wine and mixed beverages for on premises consumption or in original sealed containers for carryout only until 1:00 a.m., (Grandfathered permit) Beer only for on premises consumption or in original sealed containers for carryout until 1:00 a.m., Spirituous liquor for on premises consumption only until 1:00 a.m.

For: J & L Lakeside Group LLC, 1st Fl & Bsmt & Patio, 1040 Camp Street

From: Richs Bar and Tavern LLC, dba Ole Camp Street Tavern

ITEM B – Submitted by Jared Oliver, Police Chief**CONSENT FOR SHEP GRANT APPLICATION TO OHIO DEPARTMENT OF PUBLIC SAFETY**

Budgetary Information: There is no budgetary impact as grant funds would reimburse any costs.

ORDINANCE NO. 24-085: It is requested an ordinance be passed authorizing the submission of a grant application to the Ohio Department of Public Safety (ODPS), Ohio Traffic Safety Office (OTOSO) for financial assistance through the FFY 2025 Summer Holiday Enforcement Program (SHEP) for the Police Department; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

ITEM C – Submitted by Aaron Klein, Public Works Director**CONSENT FOR GRANT APPLICATION TO ODNR FOR THE PATHWAY/LANDING PROJECT**

Budgetary Information: Acceptance of these funds will reduce the amount required for the project through dedicated Tax Increment Financing on the site.

RESOLUTION NO. 020-24R: It is requested a resolution be passed approving and ratifying the submission of an application for financial assistance through the Ohio Department of Natural Resources for capital improvement funds for the Sandusky Bay Pathway / Landing Park Project; and declaring that this resolution 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 accept the Consent Agenda and declare all ordinances, resolutions, and liquor licenses as drafted and presented to the City Commission under the Consent Agenda shall take effect in accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Brady, Mr. Murray, Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, 7. Roll call on the ordinances, resolutions, and liquor license: Mr. Brady, Mr. Murray, Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, 7. President Brady declared these ordinances, resolutions, and liquor license passed.

REGULAR AGENDA**ITEM 1 – Submitted by Arin Blair, Chief Planner (PASS ONE RESOLUTION ONLY)****APPEAL OF LANDMARK COMMISSION DECISION FOR CERTIFICATE OF APPROPRIATENESS**

Budgetary Information: There are no costs associated with this legislation.

1. RESOLUTION NO. _____: It is requested a resolution be passed **denying** MRE Development Co. LLC's, d.b.a. Subway®, appeal of the Sandusky Landmark Commission's decision to deny the Certificate of Appropriateness for exterior paint color alternations of the building located at 160 Wayne Street; and declaring that this resolution shall take immediate effect in accordance with section 14 of the city charter.

2. RESOLUTION NO. 021-24R: It is requested a resolution be passed **granting** MRE Development Co. LLC's, d.b.a. Subway®, appeal of the Sandusky Landmark Commission's decision to deny the Certificate of Appropriateness for exterior paint color alternations of the

building located at 160 Wayne Street; and declaring that this resolution shall take immediate effect in accordance with section 14 of the city charter.

Having no motion for Resolution #1, it dies on the table. Upon motion of Mr. Krabill, and a second by Ms. Vargo, the commission voted to pass Resolution #2 under suspension of the rules and in full accordance with Section 14 of the city charter.

Comments:

Mr. Murray stated he is going to vote to support the Landmark Commission. We have asked a lot of volunteers to spend their time considering issues that are of importance to the City in the long term. It is important to maintain our historical perspective downtown and it is only reasonable that when doing business downtown it is important to check if any actions are permitted, that is also true with signs and materials. He has had his own dealings with his building. He believes that to be important. When you live in a community it is reasonable to expect that there are restrictions on what you can do. That is why we live in society, there are zoning rules, signage rules, a number of rules we must comply with. He stated he does not feel strongly on the matter, but he does want to vote in support of the Landmark Committee.

Mr. Vargo stated she does understand what Mr. Murray is saying, but she will state in talking with Colleen and Arin in Planning about this topic a while back that there was a lot of confusion and maybe some miscommunication about how this was supposed to transpire, notifications, hearings and things like that. When she spoke with them, she asked; What is our process, if she was an investor and wanted to come downtown and open a business, what does she need to do? Do we do a good job of sharing that information? They agreed at the time that we needed to be sure to do a good job of that, and maybe there are some things we can work on. At this point she is going to vote in favor of Mr. Resley because she believes it did not go the way it should have gone. And going forward we need to be committed to people who want to invest and have a business downtown that we all work together to make sure that happens properly. That is why she is voting in favor of Mr. Resley.

Mr. Koonce stated he agreed with Ms. Vargo with some additions. Primarily for him the number one issue has always been quality, effective communication. Some have said well they should know already. He is not one of those people that believes we should have the expectation or the assumption that every single business knows. He believes that what this does is it makes us rewind and reset. Every business needs to receive everything that is required, so they know what the expectations are. At that point there will be no excuses. In this case, this gentleman was there before the start of the Landmark Commission. If that is the case that really opens his eyes. For him it comes down to do you believe what he said, and say I am sorry, I believe you, or, you are not sympathetic to what he said. He is in support of Mr. Resley on this.

Mr. Waddington stated he talked again today about this, and small businesses today coming out of COVID have a tough hurdle, it is tough out there. He wishes to support the small businesses downtown. We must look at this differently. This is the right thing to do to support this business.

Mr. Krabill stated that his comments are fairly simple, and he will try to keep them that way. He thinks that there are circumstances in which these kinds of decisions are needed. One is with historic properties; another more generally is historic districts. But he does not think that can ever be an all-encompassing issue. When he sees a small business, he would really like to see them stay here. I would not like them to be leaving or getting irritated and think about leaving at our own hand. He is in complete agreement with everything that has been said up here. He does think there is an expectation for Committees that they understand that they are advisory to this board. If this board feels differently, it can be changed. He thinks this is a very deserving issue of that change.

Mr. Murray wants to point out that it is his understanding that the duties of the Downtown Review Board were later assigned to the Landmark Commission. He believes the same obligations that existed thirty-one years ago were still in place the entire time.

Mr. Poggiali stated he is not big on setting precedence, he likes to follow the guidelines and regulations, but in this case, he likes Mr. Krabill's suggestion of when you have a national chain and we are not going to get many national chains in downtown, we might consider making an exception. That applies only to them to use their branding, their colors. He serves on the Shores and Islands Board, and he is not on the marketing committee but all he hears about is branding – that is what counts with businesses. If you take the name Subway off the building, you will know it is a Subway by the colors – it is their brand. And for that reason, he will be voting yes.

Roll call on the motion: Mr. Brady-Nay, Mr. Murray-Nay, Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, 5. Roll call on the resolution: Mr. Brady-Nay, Mr. Murray-Nay, Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, 5. President Brady declared this resolution passed.

ITEM 2 – Submitted by Cody Browning, IT Manager

APPROVAL OF UPGRADED NETWORK MANAGED SERVICES AGREEMENT WITH DATASERV INTEGRATIONS

Budgetary Information: The total cost is \$72,391.83 per year for 5 years at a potential cost of \$361,959.15 and will be paid annually with IT operating budget funds of \$50,671.29, water funds of \$6,002.10 and sewer funds of \$15,718.44.

ORDINANCE NO. 24-086: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a Managed Services Agreement with Dataserv Integrations, LLC of Westlake, Ohio, for professional services for the redesign and implementation of upgraded network infrastructure; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

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

ITEM 3 – Submitted by Mario D'Amico, Fire Chief

APPROVAL OF AGREEMENT FOR DELINQUENT DEBT COLLECTION WITH OHIO ATTORNEY GENERAL

Budgetary Information: The agreement will not negatively impact on the City's budget as this is an attempt to collect debt owed to the City of Sandusky for ambulance services rendered. This agreement will generate revenue.

ORDINANCE NO. 24-087: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a Delinquent Debt Collection Agreement with the Ohio Attorney General for professional services for the collection of debt for the Sandusky Fire Department; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

Upon motion of Mr. Koonce, 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. Krabill stated he remembered a number of years ago that local governments were contracted by the Attorney General's Office with Buckingham, Holsapple, etc. to do this collection work. Is that what is happening here?

Mr. D'Amico stated that previously prior to this board that worked with State Collection Recovery Services LLC, they were in Sandusky and were bought by another company that is based out of Findlay. Since they have changed billing companies for their initial EMS billing, they decided to go with the Attorney General Office. That is what their current biller recommended because they do not take a percentage of the debt they collect. They add a ten percent fee for the office on top of it. State collections were getting twenty-five percent of the debt they collected for us. We stand to recover more with the Attorney General.

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

Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, 7. President Brady declared this ordinance passed.

ITEM 4 – Submitted by James Stacey, Transit Administrator

PERMISSION TO PURCHASE TRANSIT WAITING ENVIRONMENT ENHANCEMENT PRODUCTS

Budgetary Information: The total cost of the bus shelters, benches, bike racks, and trash cans, including shipping and handling, is \$24,990.07 and will initially be paid with Transit Funds and then reimbursed by the Erie County Health Department.

ORDINANCE NO. 24-088: It is requested an ordinance be passed authorizing and directing the City Manager to expend funds for the purchase of bus shelters, benches, bike racks, and trash cans from Global Industrial of Port Washington, New York, through the Equalis Group cooperative purchasing program for the Sandusky Transit System; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

Upon motion of Ms. Vargo, 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:

President Brady inquired if these were two new bus shelters or are we replacing the shelters.

Mr. Stacey stated this is for the purchase of two additional shelters. Three locations have been identified, and have an agreement for one, and are working on the details of the other. The Erie County Health Department took a survey, collected feedback from the public about where they would like the amenities to go, and we have narrowed to down to three locations. We are finalized at the one organization. It will be fully reimbursed to us.

Mr. Murray stated he has a question for Mr. Orzech or Ms. Reeder. He thinks transit is especially important to our residents and to Erie County businesses. How much are we going to be subsidized this year for Transit? All communities need to subsidize transit. Period. There is no such thing as transit that is stand alone and self-supportive. IT never has been and never will be. It is an unreasonable expectation. We do the same thing with the roads. The roads are substantially subsidized by the government. There is nothing wrong with that. We just need to be clear eyed about the amount, we have gone in recent years from \$300,000 to a staggering sum going forward.

Mr. Orzech stated that last year we funded transit over \$1M from the general fund. This year we have budgeted about \$750,000. We are hoping to make it there. We will not know until we start getting all the bills in. The challenge that we are having right now is that we are switching back to the federal government operating the transit. We do not have an allocation yet. We are hoping the allocation will be the same but if it is not, it will drastically impact what we will be paying in transit this year.

Mr. Poggiali stated he has sat with Ms. Gilson and Mr. Stacey he has been working on some cost saving measures. We will be reviewing those soon and maybe there will be some ways to patch those holes in the gaps in funding. Will this bring our shelters up to seven, from five currently?

Mr. Stacey stated that was correct. We have 135 bus stops, over five fixed route lines, equipped with five bus shelters. The public would like the buses to be more accessible to board as well as disembark. The name is a poly hood roof smoking ventilated bus shelter. We currently do not have smoking regulations at any of our bus stops.

Mr. Krabill stated to be clear we have no restrictions on smoking. Mr. Stacey stated that was correct.

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

ITEM 5 – Submitted by Colleen Gilson, Community Development Director

APPROVAL OF TIRC RECOMMENDATIONS

Budgetary Information: Continuation of the Tax Increment Financing Districts will result in the City's continued receipt of Tax Increment Financing revenue for use on public improvement projects.

RESOLUTION NO. 022-24R: It is requested a resolution be passed accepting and approving the City of Sandusky Tax Incentive Review Council's (T.I.R.C.) recommendations regarding current taxation agreements; and declaring that this resolution shall take immediate effect in accordance with section 14 of the city charter.

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

ITEM 6 – Submitted by Aaron Klein, Public Works Director

APPROVAL OF 1ST AMENDMENT OF LAND LEASE AGREEMENT WITH OHIO 2 SKYTREE MPL TOWER HOLDINGS

Budgetary Information: The City will be due \$10,000 upon execution of the Amendment and \$1,840 monthly, with a rent escalation of 15% at the start of each renewal period. Any collocation with a sublessee would result in an extra \$150 per month.

ORDINANCE NO. 24-089: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a First Amendment to Communications Site Option and Land Lease Agreement with Ohio 2 Skytree MPL Tower Holdings, LLC relating to the Milan Road cell tower; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

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

ITEM 7 – Submitted by Aaron Klein, Public Works Director

APPROVAL OF EASEMENTS FOR SANDUSKY BAY PATHWAY WITH CMSC, LTD

Budgetary Information: The cost of the temporary easement is \$1,312.73, and the total cost of the permanent easement is \$15,996.43 for a total acquisition price of \$17,309.16 that will be paid from Capital Projects Funds.

ORDINANCE NO. 24-090: It is requested an ordinance be passed approving a permanent easement and temporary easement granted to the City by CMSC, Ltd. for the Sandusky Bay Pathway; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

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

ITEM 8 – Submitted by Josh Snyder, Public Works Engineer

APPROVAL OF PROPERTY ACQUISITION AND EASEMENTS WITH CP FOR CLEVELAND ROAD PROJECT

Budgetary Information: Costs associated with the acquisition and temporary easements have been spelled out below, with the total agreed upon amount of \$23,081.00, being paid for by the City and then reimbursed by Ohio Department of Transportation (ODOT). The funding split is \$1,154.05 (5%) City of Sandusky, Major Infrastructure Funds (Streets) and \$21,926.95 (95%) ODOT through the Highway Safety Improvements Program funds.

Cedar Point Park LLC, a Delaware limited liability company		FMVE	Pay	Gift of Land
57-00771.000	56-WD & T1	\$ 53,125.00	\$ 21,080.00	\$ 32,045.00
57-05722.000	56 T2	above		
57-05026.000	57-T	\$ 910.00	\$ 1.00	\$ 910.00
57-03094.000	60-T	\$ 3,125.00	\$ 2,000.00	\$ 1,125.00
57-03095.000	60-T	above		

1. ORDINANCE NO. 24-091: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract for sale and purchase of real property with Cedar Point Park LLC for a portion of Parcel No. 57-00771.000 located on Cedar Point Drive; approving temporary easements granted to the City by Cedar Point Park LLC for the Cleveland Road Safety Improvement Project; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

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

2. ORDINANCE NO. 24-092: It is requested an ordinance be passed approving a temporary easement granted to the City by Cedar Point Park LLC for the Cleveland Road Safety Improvement Project; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

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

3. ORDINANCE NO. 24-093: It is requested an ordinance be passed approving a temporary easement granted to the City by Cedar Point Park LLC for the Cleveland Road Safety Improvement Project; authorizing and directing the City Manager to execute a bill of sale for the compensation of structures / improvements within the temporary easement; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

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

ITEM 9 – Submitted by Megan Stookey, Project Manager

AUTHORIZING EXPENDITURE FOR RESTORATION TO CLARIFIER BUILDING AT BIWW WITH GARLAND

Budgetary Information: Total cost for this repair work is \$153,151.00, which includes materials, delivery, installation, warranties and a contingency, and will be paid from Capital Projects funds.

ORDINANCE NO. 24-094: It is requested an ordinance be passed authorizing and directing the City Manager to expend funds to Garland/DBS, Inc. of Cleveland, Ohio, through the U.S. Communities Government Purchasing Alliance for the roof replacement and masonry façade restoration to the Clarifier Building at the Big Island Water Works Plant; and declaring that this ordinance shall take immediate effect in accordance with section 14 of the city charter.

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

CITY MANAGER REPORT**DONATIONS**

- A donation of \$200 for the K-9 fund was received from the Erie County Home Builders Association. **Upon motion of Mr. Poggiali, and a second by Mr. Krabill, the Commission voted to accept this donation. President Brady declared this donation accepted.**
- Parks and Recreation would like to thank Safe Harbor Sandusky Marina for their \$5,000 sponsorship of Movies by the Bay for 2024. Movies by the Bay is a summer movie series happening on The Jackson Street Pier on Monday's starting June 17. **Upon motion of Ms. Vargo, and a second by Mr. Krabill, the Commission voted to accept this donation. President Brady declared this donation accepted.**
- Parks and Recreation would like to thank The Friends of the Greenhouse for paying for the removal of the old boiler at the Sandusky Greenhouse. The original boiler was not operational and was removed as part of the ongoing efforts to update and maximize the space at the greenhouse. This was a donation of \$4,455.42 that was paid to Gundlach Sheet Metal Works to complete the work. **Upon motion of Mr. Poggiali, and a second by Mr. Koonce, the Commission voted to accept this donation. President Brady declared this donation accepted, they have saved the City thousands of dollars with their donations of monies and time.**

NEW & OLD BUSINESS**ADMINISTRATION**

- The City launched a re-designed website on Wednesday, April 10. The new website design was based on resident feedback from a public survey last year, as well as industry best practices. Included on the website is a new search feature to help make it easier for residents to find things, as well as a new Report a Concern form where residents can submit issues like potholes, tall grass, park issues, etc., and they will be routed to the appropriate staff member. Residents can find that form at www.CityofSandusky.com/Report.

FINANCE

- The Customer Accounting Office would like to encourage property owners to sign up for our online billing system. Creating an online account allows you to view your water and sewer bill online as well as pay online. If you sign-up for online billing, you still have the option to pay your bill in person at city hall. If you are a tenant, you can also view bills and make payments online without registering for an account. You will need the account number (including the dash) and the property owner's last name to make a payment online. Please reach out to the Customer Accounting Office at 419.627.5893 with any questions on these features.

PUBLIC WORKS

- Cleveland Rd. Waterline underground work should be complete the week of April 22 and restoration should commence.
- The Division of Forestry will be honoring Arbor Day with a presentation about the importance of our urban forest and proper tree care at the Erie County Senior Center Lunch Program this Friday, April 26 at Noon. All are welcome to attend. For more information, please contact the Erie County Senior Center at 419.626.2560.
- Water crews will commence flushing fire hydrants this week. Periodic flushing of water mains is required to ensure high-quality potable water. Crews will move through zones in consecutive order, starting with Zone 1. It takes approximately one week to complete each zone. For questions, contact the Water plant at 419.627.5805.

- The asphalt plants are now open for the 2024 season. All are encouraged to report street issues, including potholes and dead animals, by calling 419.627.5829 or visiting www.cityofsandusky.com/report.

COMMUNITY DEVELOPMENT

- There will be a fair housing training focusing on the social service arena on Tuesday, April 23 from 6:00 pm-7:00 pm at the Sandusky Library. This training is for social service providers, advocates, agencies and organizations. For more information call 1-800-850-0467.
- On Thursday, April 25 at 2:30 pm there will be a landlord symposium at the Erie County Senior Center. Free combo smoke and carbon monoxide detectors will be available. For more information call the Erie County Housing Authority 419.625.0262.
- The Community Development Department has been working closely with Fairmount Properties and North Coast Inns over the past 9 months as both companies have engaged in due diligence and financial modeling exercises for the development of a multi-use development at the Jackson Street Parking Lot. Both parties have been working under a Memorandum of Understanding which has now expired. At expiration, the development team indicated their desire to continue to pursue financing opportunities that will require additional time. They are also engaged in a process that more clearly defines the feasibility of a conference center to accurately size it to fit the demands for the amenity. The City Commission will be presented with the MOU extension request within the next month.

A reminder that the updated Sandusky Preservation Design Guidelines have been adopted by the City Commission and are available on the Historic Preservation page of the City website. All new Landmarks Commission applications will be evaluated based on the updated guidelines. Properties that are individually listed as historic landmarks or within either of the city's two historic districts – Downtown and Cable Park – must apply for, and receive a Certificate of Appropriateness, before completing any exterior changes to the property. The new guidelines are easy to read and understand these requirements that protect our city's cultural heritage and architectural integrity. We encourage the community to learn more by exploring the new guidelines document.

Comments:

Mr. Waddington stated he wanted to thank Mr. Orzech for several issues over the last couple of weeks and he is very timely about getting back to him with an answer. He stated he works Dump Day with the Gentleman's Club every year, he would like to make motion to have a pizza party for them after the clean-up. They work four to five hours every year. Mr. Orzech said he would be glad to pay for that event from his budget.

OLD BUSINESS

None.

NEW BUSINESS

Mr. Murray stated we have had a lot of conversation about what to do with the new Rec Center and transitioning from Mills School to the new facility in the coming years we need to more sharply define what programming we need and how that will impact what the space looks like. Everyone has their own thoughts, but there are folks in our community who have a lot of expertise on what students need, what the elderly need, and how such a facility will work. We have a lot of public input that has indicated what they would like. We must fit that with what we can afford. It would be his hope that we can form an Advisory Committee that would help us sort through and report recommendations for the Commission in terms of what the programming looks like, what the space needs in amenities, to put a sharper point on what to give to a developer for plans. **Upon motion of Mr. Murray and a second by Mr. Koonce to make a Rec Center Advisory Board to report back to Commission in sixty days to address the**

items he indicated. He would like to create the Advisory Board by Ex-officio position, his proposal would include the director/superintendent/manager/CEO/or their proxy of the following organizations: Cedar Point, Firelands Health, Serving Our Seniors, NAACP, Sandusky City Schools, Civista Bank, City Manager, Health Department, Greater Sandusky Partnership Board Member, Rec Department Superintendent, Youth Programming Supervisor, former City Commissioner.

Ms. Vargo stated she thinks it is a good idea, she just wants to be sure that these experts come back to the financial experts.

Mr. Murray stated he expected that the staff would be available to advise that committee, they need to know the budget to be maintained for operations and constructions for recommendations.

Mr. Koonce stated he seconded that motion because he is the liaison for the Recreation Board, and he had already called for an Advisory Committee in that meeting. It is much better for the entire Commission to support it. He is 100% behind it. He has already reached out to half of the organizations Mr. Murray mentioned in his motion, but he did not hear the Boys and Girl Club. He is hoping to bring in these others as well. Many of these are people that we partner with on grant opportunities. Where you outline exactly what you will do in programming with our city staff.

Mr. Krabill stated he thinks it is a great idea.

Mr. Murray would like to amend his motion to add the director of the Boys and Girls Club.

Mr. Koonce stated that with the amended motion there were other organizations that he did not mention. He wanted to be sure that the organizations that he previously reached out to are included as well.

Mr. Murray stated he thinks there comes a point in his experience that you have too many members on a committee or advisory board, and it becomes too unyielding. He was good with adding one more, but there was already a large committee. He is not sure who else he had in mind.

Mr. Koonce asked how many becomes too many when they already work with our youth or senior citizens? Would too many be three or four more? Would too many be five or six more? He would rather measure that on the impact they have already had on the community. That is where he stands. For clarification, if he mentions some of these groups, for instance, we have talked about all the groups that work with youth – and they are not necessary all non-profits. One of those organizations is Next Level Fitness and they work with tons of kids. He would like to hear from them. They are a younger generation of people. That is just one. The Mental Health and Recovery Board is also on his list.

Mr. Murray stated that these are public meetings are he hopes that an invitation will be extended, by even Mr. Koonce. But by adding the Boys and Girls Club we have thirteen members on this committee. He does not think committees' function well above eleven. Preferably nine, to answer your question.

Mr. Koonce stated he already reached out to these individuals. So now does he recant? Do I say you know what, we have too many already. Is there any harm if they have been invited already that they can participate in these conversations?

President Brady stated Mr. Koonce, you are reaching out to people individually and we function as a body. We are acting as a body throughout a motion that has been seconded and has been amended to acquiesce to add one additional group. He agrees with Mr. Murray and thinks eleven is too many. We could get this number up to twenty-five or thirty very well meaning and

well deserved people. But to be effective...he is supportive of the amended motion we have now. There are a lot of people out there that we are omitting. We are trying to be efficient with this also. He is good with the motion and the amended motion. But he is not in favor of expanding this further.

Mr. Koonce stated he is fine with proceeding as it is. But he wants to understand how we operate. He understands that we operate as a body. But based on the Charter, that on these individual committees that we serve as liaisons, he has read in the charter, it also said those commissioners that serve as liaisons can start advisory committees and not be approved by the commission. He would like to know if he is wrong about that. Because if he is, he will recant.

President Brady stated that he is wrong. He believes S29 that Mr. Hastings shared with him on how an advisory committee is formed is by the city commission, not by an individual commissioner, not by the president, not by an individual.

Mr. Waddington stated we must look at what our budget is, we have X amount of funds to build this. We cannot have more than we can afford. We have heard \$14M, then \$15M in the paper. We have \$1M in remediation of the land, gas lines, and other costs.

Mr. Poggiali asked if as a compromise we could make sure that people that Mr. Koonce wants to engage in this conversation are also invited so they get a personal invitation, because they can participate because they are public meetings.

President Brady stated he certainly has no objection, and believes Mr. Murray has no objection as well. President Brady asked Mr. Koonce if he was good with that.

Mr. Koonce stated he was good with that.

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

Ms. Vargo stated that the Sailing Club approached her, and they are having trouble with people finding them. They would like to put a temporary sign up across from the Bait House. They also mentioned all the potholes on that road. She would assume that would be fixed eventually. It has been hard with boats and such.

Mr. Orzech stated that there are temporary signs placed to the north and south of the location indicating where the Sailing Club access is. We will make sure it is as traverse as possible.

Mr. Klein stated they would like everyone to use the temporary entrance at the four way intersection at Market Street or continue up to East Water Street. We are looking to add asphalt for the Sailing Club, we added some to prevent stones going on the bike path because of safety reasons. We are asking the contractor to move as quickly as they can to construct the parking lot that is between the tennis courts and the designated lot for police and justice employees. He has also talked with the Commodore and told him the plan, and he said he would reach out to his members. Mr. Klein stated they can call him with any concerns.

Mr. Poggiali happened to watch the Finance Meeting online and it was a great meeting. Mr. Sudsina is bond counsel. Mr. Poggiali asked if he could come to give that presentation at a future meeting. President Brady stated it was an excellent idea.

President Brady stated the director of the State Theatre had a request for a motion of support for them to seek documents to put the City and the State Theatre in position to entertain the idea of moving the Sundance Film Festival to Sandusky. They have hosted this event in Park

City, Utah, for over forty years. The contract for the festival expires in 2027. They are beginning the process of seeking a new location for the event. This motion of support is nothing other than support for them to seek documents to make the analysis of whether we would be a fit for their event. One of the requirements is to have a motion of support from the governing body for them to release documents to perspective cities. It is a great opportunity; it is probably one of the longest of longshots.

Mr. Parthemore stated he appreciated the Commission doing this on such short notice. This would simply be a way of obtaining the documents to put in a proposal to host the venue. Everyone he has spoken to is interested in the prospect. Sandusky has gotten good at hosting these large events. We have the close proximity to airports, hotels, and restaurants to host such an event.

President Brady stated he read an economic development document regarding this event. They state 150,000 people participated in the event over a ten-day period. The most appealing aspect is the dates from January 22 to February 3. Which would be a plus for our area with the tourist season over. **Upon motion of Ms. Vargo, and a second by Mr. Poggiali, the commission voted to draft a letter of support. Roll call on the motion: Mr. Brady, Mr. Murray, Mr. Poggiali, Mr. Koonce, Mr. Krabill, Ms. Vargo, and Mr. Waddington, 7. President Brady declared this motion passed. Mr. Orzech will have the letter drafted.**

AUDIENCE PARTICIPATION

None.

ADJOURNMENT

Upon motion of Mr. Krabill the Commission moved to adjourn at 6:29 p.m.



Cathleen A. Myers
Commission Clerk



Richard R. Brady
President of the City Commission