

Dennis Murray called the meeting to order at 5 p.m. after the Invocation, given by Dave Waddington, and the Pledge of Allegiance.

The Clerk called the roll and the following Commissioners responded: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd.

City staff present: John Orzech – Police Chief, Rick Wilcox– Fire Chief, Aaron Klein – Public Works Director, Matt Lasko – Chief Development Officer, Angela Byington – Planning Director, Stuart Hamilton – IT Manager, Don Rumbutis – IT, Brad Link – Public Services Director, Hank Solowiej – Finance Director, Justin Harris - Law Director, Eric Wobser – City Manager and Kelly Kresser–Commission Clerk.

Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to approve the minutes of the September 11 meeting and suspend the formal reading. The President declared the motion passed.

Upon motion of Dave Waddington and second of Dick Brady, the commission voted to restrict the audience participation comments to two minutes per person to provide an opportunity for everyone to speak.

*Discussion:* Dennis Murray said it is anticipated the commission may take action on the topic of the Jackson Street Pier tonight and all are welcome to speak about this and thanked everyone for being here. In order for this discussion to be respectful, keep in mind many people have served our country to have these conversations and to be careful as there are many people with many different views and booing and clapping is disrespectful. In order for everyone to have an opportunity to speak, Dennis Murray said he would like to reduce the time for the audience to speak from three minutes to two minutes. Wes Poole said he prefers for people to give a complete statement as opposed to a sound bite. Greg Lockhart said he agrees everyone should have full depth to express themselves and this is no different from any other piece of legislation. Naomi Twine said she agrees the time limit should be three minutes, as usual. Nikki Lloyd said she has no problem with limiting comments to two minutes and asking people to be concise with their statements. Dennis Murray said he is simply concerned with running out of time and people having to leave before they have a chance to speak.

**Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Dennis Murray and Nikki Lloyd, 4. Nays: Naomi Twine, Greg Lockhart and Wes Poole, 3. The President declared the motion passed.**

#### **AUDIENCE PARTICIPATION**

Tim Schwanger, 362 Sheffield Way, said there is some support for the Jackson Street Pier plan but there are a lot of people opposed to it. The Friends of the Jackson Street Pier are not opposed to change, but not to the magnitude being proposed. A 29,000 square feet events complex is being proposed with a 40' x 40' stage and this is not a park improvement; rather it is to support events for Bike Week, Downtown Sandusky, Inc., the bars and restaurants. The plan needs to continue to be tweaked as this is a nightmare for parking and traffic congestion and does not take into account the Jiimaan returning to Sandusky which holds 40 vehicles. The staging area looks like it will be on Shoreline Drive.

Mike Zuilhof, 243 East Market Street, said he is Chairman of the Planning Commission and in the interest of appearing impartial, he has not been able to fully express his appreciation for how hard the staff and commissioners have worked on this project. This has been a very public, open and inviting process. There may be contention over the outcome, but it is important for the community to get behind the decision and seek opportunities to make the plan even better as this is a Comprehensive Plan which will have details added going forward. Although voting against this plan on the Planning Commission, Mike Zuilhof said there are many things he loves

about it and appreciates maintaining the recreational use. We should take a hard look at some of the proposed uses and thinks there may be alternatives to this portion of the plan.

Lois Cruse, 616 Superior Street, said Sandusky is not very good at accepting changes and when she first saw the plans she said “never”, but believes keeping parking at the end of the Pier is a good thing and there will still be greenspace. Greenspace is pretty and comfortable and we have progressed with this plan to make a conclusion and agrees and with it.

Dave Pfanner, 1131 Norman Drive, Columbus, said the current design provides large, open high-volume traffic for vehicles and motorcycles without congestion. Boat line access will have convenient parking and access for vehicles going on or off the Pelee Islander along with customer service and access for Homeland Security. Street level viewing is perfect and it will be a great place to fish. The current design does not provide good support for the food trucks, the restroom facilities are poor and there are very few areas with shade. The proposed sign reduces parking, does not support high-volume vehicle traffic and there is parking for the vessels but it is constricted. There are other parking areas but they will require multiple blocks of walking, steps and crossing multiple lanes of traffic to access; this will mean poor customer service for the businesses. Permanent structures and an elevated greenspace will not allow views to Sandusky Bay and people will have to lug their gear out to the end of the Pier to fish. The events venue will increase the need for parking yet the proposal will decrease the amount of parking spaces for them and this is a poor design and the city should go back to the drawing board.

Hank Pfanner, 5511 Campbell Street, said on a recent Friday evening, there were 63 vehicles parked on the Pier leaving 28 additional spaces available. There was not one person on any other greenspace by the Shelby Street ramp, the Paper District Marina, Shoreline Park, the Sandusky Bay Pavilion or Battery Park other than a few at the fish place and at the play equipment in Shoreline Park. No one recognized the parking spaces being eliminated amount to a reduction of over 65% which is a loss of 198 parking spaces. Hank Pfanner said he has been a professional engineer for about 40 years and said a performance test should be done to see what effects this will have.

Tim Stookey, 1307 Fifth Street, said there is a very strong safety concern at Warren and Scott Streets and the city should put stop signs on the left and right since the traffic light has been removed. This should be rectified with stop signs at all four corners. Tim Stookey said there will be a conflict with parking across the street from the former Cedar Point dock with the change of parking along Shoreline Drive.

Barbara Linden, Muirwood Village resident, said there would only be one way on or off of the Jackson Street Pier with the proposed new design and a reduction in parking; this will simply become another recreation center.

Kristin Webb, 125 Palmer Drive, said she and her husband Alex both prepared their statement: they love the Jackson Street Pier the way it is but it needs sprucing up and a little bit of greenspace although not the amount proposed. There is no need for so much greenspace or for an events area as there are plenty of other greenspaces and event areas already available along the waterfront which are under-utilized. In the city’s parks, they see trash, geese, empty and underutilized spaces and there is no solid plan for maintaining the existing parks yet the city wants to build a new one. When the existing parks can be maintained, maybe a new one would be welcome, but not on the Jackson Street Pier. Our streets and signs are neglected and they wonder why the Jackson Street Pier would be any different. People have taken the time to read various social media and listen to people speaking against this and a great many Sanduskians do not want these plans to go through. The small minority are those with the monetary influence which makes them the loudest voice. The working class of this great city do not want these plans to go through and are the people who the commissioners work for and their voices count. Sandusky is not a big city so having a big city architect come up with these renderings makes very little sense.

Kathryn Carter, 5309 Columbus Avenue, said if there are a few things done to this design to appease more people, there would be more supporting the city's side. The Jet Express, Goodtime, Pelee Islander, Friends of the Jackson Street Pier, Dockers and the fishermen are not the only ones who use the Pier and it is not all about them; they speak to people all of the time who love the Pier although they agree it could be improved. This should have some time to breathe and changed or updated and then presented again to the Planning Commission. This issue has divided the city deeply and everybody wants it done right. No one is at the Sandusky Bay Pavilion unless there is a planned event and this plan will cause the Pier to be the same way.

Sharon Johnson, 1139 Fifth Street, said this is sneaky as it is not on the Agenda and asked if it is the final plan and how much more money will be paid to scale it up. There should be legislation with a contract and wants to know about this and hopes it will be explained.

Nicole DeFrietas, representing The Jet Express boat line, said the boat line pledges their support for this project. A lot of people have addressed concerns about their customer parking but after meeting with Eric Wobser and his team and their numbers, they are more than confident this will satisfy their needs. Nicole commended the administration for working with them. As a resident of Port Clinton, Nicole said the City of Sandusky is the envy of everybody with the energy and excitement.

Blake Harris, 1125 Hollyrood Road, quoted: "Look around you, everything changes. Everything on this earth is in a continuous state of evolving, refining, improving, adapting and enhancing and changing. We were not put on this earth to remain stagnant." As a city, we cannot remain stagnant. The current landscape of the Pier and the memories made there are of great significance to many, however, for those opposed to the proposed plan, Blake Harris challenges them to open their minds to new concepts, a new vision, a new and progressive future which is ultimately made up of children, grandchildren, nieces and nephews who should be allowed to create new memories of their own in a new space and landscape. Life is and should always be about progression and we should not focus on what is being taken away; we should shift our focus to how it is being enhanced. Downtown as a whole has been kept (the foundations and facades) but the heart has been renewed. Although we are creating and new space, we are still building upon the very foundation from which these memories were created. This proposed plan provides an opportunity as a city to continue to create new memories allowing our history to evolve into something greater. Take the history with progression for future generations to be proud of.

Holly Blanton, 434 Windswood Way, said she likes and appreciates the plan and thinks we should move forward. We are having a better and more positive conversation this evening.

Ryan Whaley, 316 East Water Street, said he is very much for the Jackson Street Pier plan. Thanks to the City Commission and the city's leadership as a lot of work went into this and the way it has been opened for the public has been fantastic. This needs to continue with other projects moving forward because the city is changing and change will happen one way or another. We all have voices and are part of it and this is important.

Larry Fletcher, 13 Twin Oaks Drive and representing the Board of Trustees of the Erie County Visitors & Convention Bureau, said they have been partnering with the Ottawa County VCB to promote the region as Shores & Islands which brings in more than 10 million visitors per year and represents a critical component of our tourism economy. Total annual tourism-related spending in Erie County is \$1.6 billion with nearly 11,000 tourism-related jobs and \$191 million in taxes. Each and every residents' tax burden is lessened because of spending by our visitors. Our favorite stores, restaurants and attractions would likely not be here if not for the money spent on visitors and how to sustain them. The quality of life for all residents in the community is lifted because of investments made possible by our tourism economy. The Jackson Street Pier project seeks first to benefit the residents and the existing businesses in the community and has the potential to become another great asset for our visitors. We know from surveys, focus groups and from

simply observing people when they visit attractive waterfront areas with opportunities for recreation and relaxation that they are high on the list of why people come to this area. The Board of Trustees recently approved a letter of support for the latest version of the Pier and it is not often they submit formal comments on an individual community's plans as they are primarily a marketing organization and the Board is made up of people representing communities throughout Erie County with a variety of opinions on development projects. In this case, however, approval was received to write the letter of support because proponents of the plan had done an excellent job in gathering input from the local business community and residents, and have used this input to create a plan which accommodates all existing users while providing many new attractive features for residents, visitors and existing business to benefit from. The Jackson Street Pier plan is firmly within our mission and encourages the commission to consider these many benefits which, if approved, will be provided to our residents.

Marcie Platte, 1217 Columbus Avenue, said Nikki Lloyd should not have been able to vote on how much time people were given to address this issue because there is a conflict of interest with her building and does not believe she is allowed to vote on issues involving this building. We have been trying to figure out where this is coming from and Larry Fletcher's letter indicated Shores & Islands partnered with the City of Sandusky by providing \$150,000 on a wayfinding sign project plus an additional \$50,000 was provided to support the Bicentennial and the Jackson Street Pier enhancements. The Board voted on this when there was already a plan for the Jackson Street Pier and before the citizens saw it and feels duped as the city always knew there would be a market and greenspace and this is not transparent. All this group has been trying to do is figure out how many parking spaces there would be. As a social worker in this area, Marcie Platte said the number one thing clients tell her is when they are upset they go to the Jackson Street Pier. Years ago the city took the Meigs Street Pier away and many know nothing about this. Wes Poole asked if it was appropriate for Nikki Lloyd to have voted and Justin Harris said the time for public comment was an exercise in futility and limited to two minutes to control the debate. Voting on this was unnecessary as the Chairman could have set the time limit without a vote. This time limit was set for **all** agenda items not just the Jackson Street Pier.

Tim Berkey, 1305 Columbus Avenue, said the process used to get to this point has engaged the public and was invited to participate as a city resident. This process was open and honest and backroom decisions were not being made. Many residents provided input into the plan and there was a lot of debate, discussion and going back to the drawing board and congratulated the commission and administration for following a very open, honest and thorough process. Tim and his wife lived in Chesapeake Lofts across from the Goodtime for nine months and had front row seats watching the comings and goings on the Jackson Street Pier and they saw this to be a very under-utilized space and wondered why the city was not doing something to bring more people to participate in activities rather than parking a car. The only time the Pier was fully used for parking was on weekends and this was for people getting out of their cars and leaving Sandusky.

Kim Bowie, life-long resident, said the commission is not listening and more spaces are needed for parking on the Pier as the few which will be taken away will be used by people to go on the boats. There will not be any way to maintain they are used for only a limited time. There is too much greenspace and if it is moved to be more centered, there can be one-way traffic which will flow easier rather than with one entrance/exit.

Jude Guerra, 882 Crosstree Lane, thanked everyone who worked so hard to plan for the Jackson Street Pier and said both sides of the argument have raised valid points. His support of this project is because in its current environment, people say what a great asset it is but it is obstructed with unoccupied vehicles.

Amanda Smith, 313 East Adams Street, said she recently moved back and wants to see Sandusky move forward and urged the commission to move forward with this plan and continue to make this city grow stronger.

Bob Hare, 212 East Water Street, said he would like to speak for some of the businesses downtown who cannot be here tonight. For too many years, we have used space in front of their stores and shops to have events which affects their customers getting to them. This will allow us to get away from closing streets and to run their businesses appropriately. Sandusky needs to proceed in an evolutionary fashion rather than revolutionary and believes this plan gets us one step closer to being the city we have in front of us and reaching our potential.

Bill Semans, 212 44<sup>th</sup> Street, representing Sandusky's Bicentennial Commission, said the changes which have occurred along our waterfront during the past thirty years have been significant and feels very positive about keeping this ball rolling. We have watched the evolution of designs for the Jackson Street Pier and are pleased with the resulting plans from input gathered in the community. They are happy to see collaboration on a well thought out design and hopes to be able to join with the City of Sandusky in this forward-moving and forward-thinking process and eventually have the Jackson Street Pier be a more useful and better utilized part of our heritage and a legacy for the Bicentennial celebration.

Jonathon Monroe, 434 Finch Street, said it is important for everyone to get involved in our city. We could have been a little more open by simply allowing the people of Sandusky to offer their suggestions and plans on future projects. Considering the Jackson Street Pier and moving forward, future plans should include suggestions by the people of this city to get more clarity about what they want.

Charles Loughlin, 828 Tyler Street, said he moved here one year ago and is not a local, but thinks Sandusky is beautiful, has a lot of potential and has seen a lot of growth and beauty here. From all that he has read and seen, this is a great plan and a great compromise and thanked the commission for this. The commission is working hard to ensure everyone is happy with it and more greenspace in any city is better.

Terry Ball, 1612 Columbus Avenue, said she can see a difference in the two groups who are opposed to this and cannot figure out why someone would encourage little kids to play on the Pier and this plan will make it so it is not a Pier anymore. This is good for mental health for so many people who will be affected by it being changed into an events center. As a city, we should benefit from our tourists not suffer because of them and we should keep our city quaint, different and unique. There are many under-utilized parks and does not see the rationality of this plan and how it got to this point. We should preserve the uniqueness and beauty of Sandusky. Something this important should be voted on by the citizens.

Vicki Bird, 2114 Wilbert Street, thanked the city for the upgrades made to the Wilbert Street Park and said everyone needs greenspaces and sometimes may seem underutilized while school is in session. The parks along the waterfront are being used. Vicki Bird said she is in the Friends of the Jackson Street Pier group and said it already is a commercialized Pier and to keep the parking because people might be afraid to be walk a couple of blocks but she walked five recently for the Touch A Truck event with her grandchildren. Not everyone is handicapped and we can walk and takes offense some people feel just because people do not work in this city they do not care. The city will come out with the best decision possible.

Fred Farris, 1114 C Street, said he was assaulted on August 22 after the locks of his door were kicked in. He was thrown on the kitchen floor and had injury to his left hip and home was robbed. Later that morning he was treated at Firelands but has an issue with the victim's advocate and prosecutor and asked for restitution through prison time and perhaps counseling. The prosecutor and the victim's advocate did not notify him and his constitutional rights were violated and should have been afforded fairness, dignity and respect with the criminal justice system but the perpetrators charges were reduced to a misdemeanor without notifying him.

Erica Bennett, 247 East Water Street, said she is a licensed professional clinical counselor supervisor, and when it comes to the mental health aspect, many clients say being outside and

in nature is one of the main ways to reduce anxiety and depression. Adding more greenspace, especially by the water, would do this. One additional coping skill is getting outside to exercise and if we have to park a little further away, we will walk a little more, get to see more space and feel better.

Cole Durham, residing at 2325 River Avenue, said the civil discourse displayed in this room tonight has been very pleasant to watch. The biggest asset in this town is the waterfront and does not understand why it is being under-utilized as a parking lot.

Duane Cyr, 5318 Tiffin Avenue, Castalia, said we are taking away vendors on the Pier who have been here for a while and putting community events on it when there are under-utilized areas which could be used more. We should scale back on the greenspace and put a little more parking here for people using the Pier to fish and sightsee.

Rene Rushin, 215 East Shoreline Drive, commended what the commission and City Manager have done for this city and said it has been brought forward in so many ways and is amazing. Looking at the plans for the Jackson Street Pier, there is too much parking and not enough park and parks do not have to be used to be useful and there are never too many of them. Sandusky has a wonderful asset in its waterfront and we have lost manufacturing here as has happened all over this country. We need to use our waterfront for everyone.

#### **PUBLIC HEARING**

**The President opened a Public Hearing regarding the potential rezoning of 113 and 117 Neil Street, 118 Division Street and Parcel #57-00129.001.**

Casey Sparks, Assistant Planner, said the property owner, Gundlach Sheet Metal, is proposing to rezone these parcels from residential two-family to commercial service in order to accommodate an office and storage expansion at their site as well as improving existing circulation for the site. The Planning Commission recommended approval of a rezoning amendment and the applicant has also received a variance for both the side and rear yard setbacks as well as site plan approval. Gundlach Sheet Metal is an established business within our city and has been a fabric of this neighborhood for many years. The current zoning in the area includes residential and commercial and the rezoning of the parcels will allow the applicant to demolish an existing blighted structure and construct an expansion for storage and general office. Our Bicentennial vision and our Comprehensive Plan recommends residential preservation within the area and encourages reclaiming blighted land sites for industrial and commercial development. Planning staff recommends approval for this rezoning.

**There being no further discussion, the President declared the Public Hearing closed.**

#### **PRESENTATION**

Alex Pesta, City Architecture, Inc., said a lot of people look at the Jackson Street Pier and see a huge parking lot while others see a place to spend a quiet moment to be with their family, fish or simply gaze at the water and all of these things happen currently on the Pier. The vision for the Pier began two years ago with the Bicentennial Plan where hundreds of initiatives, as recommended by the residents, are starting to move forward. There has been a need for conversation and a need for compromise and there have been several versions shared publicly; a lot of opinions have been heard and traditions were born here and memories were made. This plan is not to negate any of Sandusky's heritage, it is to support it and progress it and ensure the Pier is here for the next generation as well as those who are here now. As a result of the conversations, emails, social media posts and post-its, there were four things identified to get right so that a compromise could be struck: 1) retain all uses currently offered on the Pier; 2) increase accessibility for people of all ages and physical ability; 3) provide waterfront parking and vehicular access to the Northern portion of the Pier; and, 4) design beautiful spaces in flexible places to expand the Pier's usability, programming and attraction to current and future residents. A technical analysis was performed with the assistance of Osborn Engineering and the

underwater bulkheads are in good condition which means the city does not have to find millions of dollars to put underwater. Geotechnical studies were undertaken to understand the bearing capacities of the soil, where existing utilities are located and to garner a good understanding of what is out on and under the Pier. This is a congested place with a lot of vehicular traffic as well as people walking or parking on the Pier. This becomes especially treacherous along the western side where people are traversing along a sidewalk which is not contiguous to the boardwalk. Part of the design process is not only to beautify, but to improve accessibility and vehicular operations. In its current condition, the Pier fails the ADA miserably as there are three ramps to get from the parking surface to the sidewalk, the curb is high and people who park at the Northern end of the Pier have to be assisted to get to the sidewalk area. The expansion of the Northern boardwalk in the conceptual design is very wise and will provide much more space to accommodate people who are fishing and sitting on benches.

The Northern end of the Pier will accommodate 51 parking spaces, 35 of which are “premium” spaces around the perimeter with waterfront views and are similar to the existing parking. The boardwalk is expanded to just shy of 40’, the crosswalk is at-grade and will function as a speed bump to calm traffic, and the planted landscape areas will double as seating walls which will also create a physical buffer between people and vehicles. Special paving patterns are designed on the Northern corners of the Pier to form a North Star as a way to freedom and considers our Underground Railroad heritage. There is no railing proposed around the Pier as there was not a lot of support for this. Parking spaces in the middle of the Pier have been reallocated as a great lawn anchored on the Southeast corner by a small performance space to accommodate a variety of different performances; at times it is not being used as a stage, it can be used as seating stairs and is integrated into the landscape. This not a concert venue with greenspace around it. Moving to the North, the grassy area slopes up to about 4½’ with cascading steps for people to sit and watch the sun rise or set which does not block views, rather it enhances them. At the bottom of the steps is a picnic area with full accessibility to parking and the boardwalk. On the West side, the side-load Pelee Islander has been replaced with the Jiimaan and Homeland Security space requirements have been met and will allow for a contiguous boardwalk along the West side. This will include a small ticket house, restroom and the potential for a concession stand and other support spaces for the Goodtime. The Goodtime also had a requirement for tour buses which has been met. There is a place for a selfie spot which is part of the branding and promotion of Sandusky and its thriving downtown. The Southern portion where the Pier connects to Shoreline Drive includes a recommendation for one point of ingress and one point of egress. Pavers are included on the West side of the Pier at the same elevation as the sidewalk to create a wave effect which will calm traffic. There is a multi-use, flexible space on the Southeast corner of the Pier with restrooms and can attract new uses to the Pier (warming station, marketplace or a place for party/family rental. Some small 10’ x 10’ vendor tents are part of this area when events are not taking place. It is also being proposed the Jackson Street Pier sign be salvaged and relocated further North on the Pier to redefine the entrance point onto the Pier. There are 74 parking spaces in this Plan on the North and West portion of the redesigned Pier as well as 24 further south. This Pier currently is about 98% blacktop; the conceptual design takes it to 77% hardscape and 23% greenspace which is very modest for the amount of activity which could be supported here. There is a tremendous future for the Jackson Street Pier and one which honors its heritage and supports the current uses, enhances, retains and plans for a new future where new memories and traditions can be made. This initiative, and others identified, was part of an 18 month planning process as part of the city’s Bicentennial Vision Plan which is being recognized later this week for excellence in planning with the State of Ohio.

Nikki Lloyd thanked Alex and his team for their patience throughout this process. We have a very passionate community which can be trying at times as not everyone wants the same thing. Although she may not have a vote when it comes time, Nikki Lloyd said the public process has worked in this situation. Wants and needs have been heard while some groups have been louder than others, but everyone is getting a piece of what they want. Nikki Lloyd thanked everyone who has been a part of this process and said this is “our” Pier, not an individual’s Pier and a compromise must be made. This is a great place for families and traditions which can be

enhanced. Nikki Lloyd said although she does not love every aspect of the plan, she believes it is all inclusive and if managed appropriately, it will preserve short-term parking for those who need it. There is only one access to the parking lot which will make it safe for parents to take children and hopes we can continue to work together to tackle future projects to push Sandusky forward. Dave Waddington thanked the staff and commission for this lengthy process and reached out to many residents which had a big impact for him. This is a hard decision, but he does support this plan. Wes Poole asked the number of parking spaces necessary for the Jet Express and Alex Pesta said there are 98 total spaces in the new design. Wes Poole said there are many things in this plan that look very nice and are definite improvements but is concerned as it has gone from \$2.6 million to \$5 to \$10 million and then to \$4 to \$7 million and needs to know what the number is for parking spaces to be sufficient for them. Alex Pesta said the Goodtime gave a range of 40 to 60 convenient parking spaces. Eric Wobser said in conversations with the Jet Express, they had an awareness there was more than ample parking throughout downtown Sandusky for their customers and it was less than a committed number of spaces. They asked for convenient drop-off areas, signage and marketing to ensure those who are parking for the boat lines can make their way to the Pier. Ultimately, places like the Erie County Parking garage or the Jackson Street Parking lot which sit vacant evenings and weekends are good places for this purpose. Wes Poole said the ability to provide parking spaces falls to the city and his concern about the details is relocating people from the Pier to the empty spaces. This will displace people who are currently downtown to go to other businesses may be affected by those who have to walk to the Pier. People will walk miles to get to events but we also need to look out for and plan appropriately for these details. Wes Poole said people have asked for angle parking on the North side and said people do not drive down to look at the Chesapeake building or the boats. Alex Pesta said the 90 degree parking comes down to math; the most efficient parking spaces in the world have this rather than angle parking and additional spaces would be lost if this were changed. This will maximize the parking provided on the proposed plan. Wes Poole suggested moving the grassy area down a bit to provide the parking spaces lost by having angled parking spaces and this would not be a bad trade-off. Alex Pesta said angled parking suggests or determines the travel path and would create a one-way traffic situation similarly to parking spaces on Shoreline Drive which could create a traffic safety issue. If the greenspace were cut back an additional 20' would not demonstrate waterfront parking as the vehicles would not face the water. Wes Poole said congestion for the Jiimaan would be created because vehicles would have to line up along Shoreline Drive for loading and unloading. Alex Pesta said from an operational standpoint, people with this vessel were satisfied and felt they could make it work. Wes Poole said they should be because what happens on Shoreline Drive has nothing to do with their business but it would create traffic for the city. This is a concern with this plan as written and after spending money to improve the Pier, we end up with a greenspace to do what we already are doing on the West side of the Chesapeake building; we do not seem to have a demand for this. If 1,500 people were to be put on this space on a regular basis, this would be great, but if it is going to sit empty the majority of the time, he would rather spend this money cutting trees and/or fixing our roads. Eric Wobser said the funding sources for the TIF are ineligible for these types of expenditures and are restricted to a certain geographic area for public infrastructure around the area. The reality is there will be queuing for the Pelee Islander which is a quick loading and unloading process regardless and if Shoreline Drive is contested with traffic, it will be the first time. Eric Wobser said he would rather have a vehicle parked in the parking garage or at Chesapeake Lofts than 40 spaces occupying a waterfront Pier and this was a rational choice for the planners to allow for and was a wise choice.

**Upon motion of Dick Brady and second of Dave Waddington, the commission voted to accept the recommendation of the Planning Commission and to direct staff to take all necessary steps to implement this design and bring forward a contract for deliberation and a vote to implement.**

*Discussion:* Naomi Twine thanked City Architecture for the work they have put into this which has been exhaustive. Naomi Twine also thanked everyone from the public who have expressed their opinions and viewpoints. There are people on both sides of this issue who feel very strongly



and supports this plan as presented and believes it will be a good thing for Sandusky. As stated this evening, people are looking at Sandusky and is excited about what has been taking place. Change is difficult, it is inevitable, but we are trying to make the changes to help people to participate and be part of the change and to feel their words are being taken into consideration. No one is going to get everything they want but we have tried to listen and accommodate various viewpoints, perspectives and concerns made and feels comfortable with the process. This process has been open, not done in a vacuum, and everyone has had opportunities to express their concerns whether through a commissioner, city employee or at public meetings. We are trying to look at ways to honor our past, remember the present and think about our future. We are visionary and makes no excuses for being visionary. We will continue to seek input as we make changes and fully supports this plan. Greg Lockhart asked how many spaces are allotted in accordance with to the ADA and Alex Pesta said by law, four spaces would be required, but suggested this number be expanded to at least double or triple and distributed around the Pier. Greg Lockhart asked how we will know if this would be adequate for specific events or uses, especially with the grassy area if one is in a wheelchair or using crutches. Alex Pesta said City Architecture is responsible and equitable when it comes to design and would not recommended the minimum amount of spaces required. Parking spaces can be painted and if there are too many, they can be reduced; similarly, more can be added if they are not adequate, even after the design is constructed. Increasing accessibility for all can be accomplished and removable bollards are projected along the west side of the lawn area to drop people closer to the greenspace. Greg Lockhart said he likes the design but people who live in Chesapeake or in close proximity chose to live in an urban environment and knew they were forgoing grassy areas and asked how this design keeps people here as they will still go out on the boats and spend their disposable income elsewhere; this is also not mindful for people who live here. People want the faith of the commissioners to maintain keeping the Jackson Street Pier as it is and if we do not listen to them we are making a mistake. He understands this for the next generation but is struggling with what takes us into the next generation with this plan. There are tents for a marketplace but these can be placed anywhere in the city. Recently, we decided we wanted to have a program to clean the downtown streets to reallocate our resources to other locations but we are adding onto this burden and is struggling with this. This area is the only access to the water for people who do not have boats and has lived in a big city and knows the difference. Dick Brady said he has spent considerable time advocating for a compromise on this plan and is all in. No one is completely satisfied; there is not an activity on this Pier currently that will not be offered in the rendering. There will still be parking to view the sunset, parking to sit in a car and eat lunch, fishing, food trucks and ferry boat services. Dick Brady said he had the opportunity this week to speak at length to millennials and one shared an interesting analogy about how torn our city seems to be over keeping the Pier the way it is. This person shared that if we presume for a moment these changes are what our forefathers already implemented (a Pier with less parking and more greenspace), would the advocates would propose taking all of this out and blacktopping over the entire area; he thinks not. Dick Brady said he has three grown children and sometimes tough decisions must be made and they can sit it out or dance and feels this commission will make a decision tonight to dance. Dennis Murray thanked everyone who participated in this process and said he has never been more proud of this city and the way we have gone around with this, sometimes contentious, issue in a polite and respectful way. We find ourselves as elected officials in a position which they would always love to be in complete agreement with every constituent, but that is impossible. There will be people who leave the room tonight unhappy with one commissioner or another and is something necessary to drive the community forward. As we approach our Bicentennial year, we made airplanes, boats and cars, we have moved things around, moved City Halls, moved parks and Piers around for a lot of reasons which we have paid dearly for in the form of inertia. Today we are going to make a decision but the most dangerous thing to do every day is to get out of bed and move forward because something will happen. There will be people who disagree, but it is necessary in order to be able to have a dialogue and ultimately be able to make decisions. There are multiple constituencies to keep in mind including everyone in this room and the dialogue tonight is very welcome but we also have to have an eye toward the future and the people who do not yet live here because a community only thrives in the long-term by continuing to attract people, families and children across the spectrum to be community. We are

watching this happen in many towns across America and Sandusky is incredibly important to have the assets we have including the waterfront which has been preserved for all these years. Dennis Murray said he has been particularly impressed by the younger folks and their families who have come forward and said this is really what we want. The future belongs to those who will own it and his final deciding factor is how many younger folks embrace this plan and want to bring their families here. We need to be a city welcoming for all ages and this plan does exactly that.

**Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Naomi Twine and Dennis Murray, 4. Nays: Greg Lockhart and Wes Poole, 2. Abstain: Nikki Lloyd, 1. The President declared the motion passed.**

#### **CONSENT AGENDA ITEMS**

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

**The President asked if anyone wished to remove any of the Consent Agenda Items; there were no requests to do so.**

#### **SECOND READING**

##### **A. Submitted by Aaron Klein, Director of Public Works**

##### **PAYMENT FOR OHIO EPA LICENSE TO OPERATE BIWW DURING CY 2018**

**Budgetary Information:** The total amount of \$12,180 shall be paid with water funds and has been appropriated in the operating and maintenance budget for 2017.

**ORDINANCE NO. 17-177:** It is requested an ordinance be passed authorizing and directing the Finance Director to make payment to the State of Ohio Environmental Protection Agency for the renewal of the license to operate a public water system for the CY 2018.

#### **SECOND READING**

##### **B. Submitted by Aaron Klein, Director of Public Works**

##### **PAYMENT FOR OHIO EPA ANNUAL DISCHARGE FEE FOR WWTP DURING CY 2017**

**Budgetary Information:** The total amount of \$15,550 shall be paid with sewer funds and has been appropriated in the operating and maintenance budget for 2017.

**ORDINANCE NO. 17-178:** It is requested an ordinance be passed authorizing and directing the Finance Director to make payment to the State of Ohio Environmental Protection Agency for the annual discharge fee for NPDES permit #2PF00001 for the Waste Water Treatment Plant for the CY 2017.

#### **SECOND READING**

##### **C. ORDERED IN 8.28.17**

##### **AMENDMENT TO LEGISLATION PERTAINING TO GOLF CARTS ON CITY STREETS**

**ORDINANCE NO. 17-179:** It is requested an ordinance be passed amending Part Three (Traffic Code), Title Nine (Pedestrians, Bicycles and Motorcycles), Chapter 379 (Golf Carts), of the codified ordinances, in the manner and way specifically set forth hereinbelow.

##### **D. Submitted by Amanda McClain, Housing Manager**

##### **SALE OF PROPERTY THROUGH LAND REUTILIZATION PROGRAM**

**Budgetary Information:** The cost associated with this purchase and sale agreement is the total amount of the title examination, deed preparation, escrow fees and any other customary fees that may be due and payable in the ordinary course of the sale and purchase transaction, which will be recouped from the purchase price. The sale and rehabilitation of this property will revitalize the neighborhood by enhancing the surrounding property values and reducing the city's rental housing. The taxing districts will once again begin collecting real property taxes in the amount of \$996.60 annually.

**ORDINANCE NO. 17-180:** It is requested an ordinance be passed declaring that certain real property owned by the city as part of the land reutilization program identified as Parcel #57-04034.000 located at 1313 Huntington Avenue, Sandusky, is no longer needed for any municipal

purpose and authorizing the execution of a purchase and sale agreement with respect to that real property; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**E. Submitted by Amanda McClain, Housing Manager**

**APPROVAL TO ACCEPT 11 PARCELS THROUGH LAND BANK PROGRAM**

**Budgetary Information:** The cost of these acquisitions will be approximately \$1,100.50 to pay for the title exams and transfer fees. The city will not collect the \$4,084.09 owed to the city in special assessments, nor will the taxing districts collect the \$16,228.54 owed in delinquent taxes. However, all or part of these costs may be recouped and reimbursed upon the sale of the parcels. As the properties are put back into tax producing status, the taxing districts will once again begin collecting real estate taxes of approximately \$4,620.32 per year.

**RESOLUTION NO. 046-17R:** 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.

**F. Submitted by Tim Bergeman, Transit Administrator**

**AUTHORIZATION TO MAKE GRANT APPLICATION FOR 5311 RURAL TRANSIT & 5339 BUS & BUS FACILITIES**

**Budgetary Information:** The 5311 Rural Transit grant program will provide \$1,022,500 in federal program funding for the operation and maintenance of Sandusky's Transportation System. The leveraging funds will come from state funding and local sources to include transportation contract revenue, passenger fares, advertising revenue, in-kind services and an estimated \$244,000 in city general funds. The 5339 Bus and Bus Facilities grant will provide \$112,728 of federal funds for the purchase of two transit vehicles, and require \$12,525 of local match funds, all of which will be transportation contract revenue.

**1. RESOLUTION NO. 047-17R:** It is requested a resolution be passed authorizing the filing of a grant application with the Ohio Department of Transportation through the U.S. Department of Transportation Federal Transit Administration for the CY 2018 Rural Transit program grant for the Sandusky Transit System; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

**2. RESOLUTION NO. 048-17R:** It is requested a resolution be passed authorizing the filing of a grant application with the Ohio Department of Transportation through the U.S. Department of Transportation Federal Transit Administration for the CY 2018 Bus and Bus Facilities program grant for the Sandusky Transit System; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

**G. Submitted by Aaron Klein, Director of Public Works**

**SUBMERGED LANDS LEASE FOR 2425 FIRST STREET AND 101 CEDAR POINT ROAD**

**Budgetary Information:** The cost of the submerged lands lease, File #SUB-2426-ER shall be \$1 per year for the term of the lease or any future renewals. Payments shall be due August 1 for each year of the lease and will be made from the general fund account.

**ORDINANCE NO. 17-181:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a submerged lands lease with the State of Ohio, Ohio Department of Natural Resources, for the Big Island Water Works property located at 2425 First Street; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**H. Submitted by Hank Solowiej, Finance Director**

**AMENDMENT #5 TO GENERAL APPROPRIATIONS**

**Budgetary Information:** Appropriation amendments are required to update the budget for previous actions of the city. Examples include, but are not limited to:

- Mechanical failures at Oakland Cemetery
- Submerged lands lease payments to ODNR

- Reallocate unused budgeted payroll funds for OTPPG grant

**ORDINANCE NO. 17-182:** It is requested an ordinance be passed adopting amendment #5 to Ordinance #17-064 passed by the City Commission on March 27, 2017, making general appropriations for the fiscal year 2017; and declaring that this ordinance shall take immediate in accordance with Section 14 of the city charter.

**Upon motion of Dick Brady and second of Dave Waddington, the Commission voted to accept the Consent Agenda and declare all ordinances and/or resolutions as drafted and presented to the City Commission under the Consent Agenda shall take effect in full accordance with the Section reflected in the ordinances and/or resolutions, whether it be in full accordance with Section 13 or Section 14 of the City Charter.**

**Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. Roll call on the ordinances and resolutions: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the ordinances and resolutions contained in the Consent Agenda passed in full accordance with the City Charter.**

### **CURRENT BUSINESS**

**ITEM #1 - Submitted by Maria Muratori, Development Specialist**

**GRANT AGREEMENT WITH CHRIS ANDREWS, LLC D.B.A. OHIO TRUCK SALES**

**Budgetary Information:** The city will be responsible for providing a total of \$15,000 in grant proceeds from the economic development capital projects fund on a reimbursable basis at the completion of the project.

**ORDINANCE NO. 17-183:** It is requested an ordinance be passed authorizing and approving a grant in the amount of \$15,000 through the substantial development grant program to Chris Andrews, LLC d.b.a. Ohio Truck Sales, in relation to property located at 1801 and 1707 George Street; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Dave Waddington and second of Nikki Lloyd, the Commission voted to approve this ordinance in accordance with Section 14 of the city charter.**

*Discussion:* Maria Muratori said a recommendation was approved at the September 12 meeting of the Economic Development Incentive Committee. This business is solely owned by Chris Andrews and Ohio Truck Sales purchases, refurbishes, cleans, paints and resells long haul semi-trucks to customers all over the country. They are especially focused on Kenworth and Peterbilt heavy-duty trucks. The company is locating its business from its current location in Perkins Township and they were previously notified of this relocation. The project consists of a large addition to an existing building and is over 13,000 square feet. They are also undertaking renovation of another building for office space, site improvements including fencing, driveway and additional concrete work. The total project cost is estimated to be over \$1.9 million including acquisition of the property. The grant assistance recommended is approximately one percent of the total project cost, excluding acquisition, and leverages private funds over one hundred times. The required completion date is June 30, 2018. Ohio Truck Sales requested and was granted a ten-year, 75% enterprise tax abatement earlier this year. As part of this abatement, the company committed to create ten new full-time job opportunities by the end of 2019. This grant supports a growing business which is expanding both in terms of sales and employment in the City of Sandusky. Dave Waddington thanked Chris Andrews and Ohio Truck Sales. Naomi Twine also thanked Chris Andrews for bringing his business to Sandusky. Dick Brady said he suspects these jobs are not entry level positions and Chris Andrews said they are not and are above the minimum wages. Justin Harris said Chris Andrews has been working with Engineering and the Law Department and spending his own money regarding an easement in the right-of-way area on George Street. He plans to beautify this area with landscaping where the new berm is to be more aesthetic and will be coming back to the commission for approval. Dennis Murray said there is a

Tax Incentive Review Council which meets periodically to ensure compliance with the commitments made.

**Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #2 - Submitted by Tim Bergeman, Transit Administrator**

**LEASE AGREEMENT WITH OTTAWA COUNTY TRANSPORTATION AGENCY**

**Budgetary Information:** The cost associated with the request for this lease is \$1 per month for both vehicles.

**ORDINANCE NO. 17-184:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a lease agreement with the Ottawa County Transportation Agency for the purpose of leasing two light transit vehicles 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 Naomi Twine and second of Dave Waddington, the Commission voted to approve this ordinance in accordance with Section 14 of the city charter.**

*Discussion:* Dennis Murray said this is a great short-term solution and we really appreciate the cooperation of the Ottawa County Transportation Agency to provide vehicles for our transit system. Tim Bergeman, Sandusky Transit Administrator, introduced himself and said he is happy to be here and excited to learn about the STS and said a lot of big changes have already been made to improve service and a few others are on the horizon. These two vehicles will be a great help with the aging fleet. Dennis Murray said he knows some changes are being rolled out which have been anticipated for some time and there will be more publicity about it in the near future. This is terribly important to this community and the commission has been supportive for our residents and those in the greater community.

**Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #3 - Submitted by Tim Bergeman, Transit Administrator**

**CONTRACT WITH ERIE COUNTY DEPARTMENT OF JOB & FAMILY SERVICES FOR TRANSPORTATION SERVICES**

**Budgetary Information:** STS will bill for loaded passenger miles, as established in the RFP from the Erie County Department of Job & Family Services for the full length of the proposed contract. The revenue from this agreement will be used as matching grant funds for the Ohio Department of Transportation program grant. The STS bid was accepted in the total of \$31,000.

**ORDINANCE NO. 17-185:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract for transportation services between the City of Sandusky and the Board of County Commissioners of Erie County for the Department of Job & Family Services; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Nikki Lloyd and second of Dick Brady, the Commission voted to approve this ordinance in accordance with Section 14 of the city charter. Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki**

**Lloyd, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #4 - Submitted by Matthew Lasko, Chief Development Officer**

**RESIDENTIAL PROPERTY DEMOLITION & ABATEMENT CONTRACT WITH MASTER RENOVATIONS, INC.**

**Budgetary Information:** The project cost based on the bid, including asbestos abatement and demolition is \$81,050. This project will be paid entirely with Community Development Block Grant funds.

**ORDINANCE NO. 17-186:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Master Renovations, Inc. of Orville, Ohio, for the CDBG FY 2017 Residential Demolition project #1; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Nikki Lloyd and second of Naomi Twine, the Commission voted to approve this ordinance in accordance with Section 14 of the city charter.**

*Discussion:* Dennis Murray said he is glad to see the city continuing with nine more demolitions. Matt Lasko said this will put us close to 100 demolitions either out to bid or under contract for demolition with our three to four year goal. This is a testament to the over \$1 million grant received by the Erie County Land Reutilization Corporation to the Ohio Housing Finance Agency. Erie County is also demolishing another 20 to 25 properties per year also.

**Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #5 - Submitted by Jane Cullen, Project Engineer**

**ACCEPTING BIDS FOR WEST MARKET STREET SEWER REPLACEMENT PROJECT**

**Budgetary Information:** The estimated cost of the project, including engineering, inspection, advertising and miscellaneous costs is \$60,000 and will be paid with sewer funds.

**RESOLUTION NO. 049-17R:** It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed West Market Street sewer replacement project; approving the specifications and engineer's estimate of cost thereof; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Dave Waddington and second of Nikki Lloyd, the Commission voted to approve this resolution in accordance with Section 14 of the city charter.**

*Discussion:* Aaron Klein said this is for replacement of a sewer between 7' to 10' deep and 290 linear feet in length which currently is made of clay; this will be switched out to PVC pipe. The location is on West Market Street between Shelby and Pearl Streets. Dick Brady said we have a lot of great employees in the Traffic Department and this project would not be done well internally because of the depth of the pipe as this is beyond our capability.

**Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the motion passed. Roll call on the resolution: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the resolution passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #6 - Submitted by Jane Cullen, Project Engineer****CONTRACT WITH HANK'S PLUMBING & HEATING CO., INC. FOR CEDAR POINT #14 EJECTOR STATION IMPROVEMENT PROJECT**

**Budgetary Information:** The estimated cost of the project based on bids, including engineering, inspection, advertising and miscellaneous costs is \$372,570 and will be paid with sewer funds.

**ORDINANCE NO. 17-187:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Hank's Plumbing & Heating Co., Inc. of Toledo, Ohio for the Cedar Point #14 ejector station improvement project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Nikki Lloyd and second of Wes Poole, the Commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.**

*Discussion:* Aaron Klein said this legislation is to replace an obsolete piece of equipment. The lift station is an outdated ejector-style and parts are no longer made for it. This station is on Lane D and services several residents on Cedar Point Road. It is unique as the lift station pumps from one to the next and it is critical to have this one in place because it would affect a large run of residents on many of the side streets. Because we are expanding the size of the lift station, we will also have to relocate a water line and one of the key things is we will be doing this project in the winter so the tourist traffic will not be affected. This will be the most convenient for residents along Cedar Point Road and Cleveland Road. The project is required to be complete by May, 2018.

**Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

**ITEM #7 - Submitted by Aaron Klein, Director of Public Works****EMERGENCY PROCUREMENT & INSTALLATION OF TRAFFIC SIGNALS & POLES FOR WARREN & SCOTT STREETS**

**Budgetary Information:** The total cost for equipment and installation is \$20,515 and will initially be paid with capital funds. The city plans to seek reimbursement from the motorist who knocked down the original poles and signals through an insurance claim.

**ORDINANCE NO. 17-188:** It is requested an ordinance be passed authorizing and directing the City Manager and/or Finance Director to expend funds for the emergency purchase and installation of traffic signals and poles for the Warren Street and Scott Street intersection in the amount of \$20,515; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Nikki Lloyd and second of Dave Waddington, the Commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.**

*Discussion:* Aaron Klein thanked members of the Police Department, the Erie County Engineer's Office and the Ohio Department of Transportation for helping with this intersection by loaning equipment to get it back to a safe standard. An accident occurred at this intersection in late August and both string poles were taken out including all of the signalization. At that time, we started looking into the purchase of new equipment for immediate installation. Unfortunately, it took a couple of weeks to get pricing and the installation will be 30 to 45 days beyond placement of an order. The order was placed about two weeks ago for the equipment and cost approximately \$2,500. The city will also have to hire a contractor to install the new poles and signals. Once the equipment arrives, we anticipate it being completed by the end of October. In the meantime, stop signs have been erected both Eastbound and Westbound. We also installed additional stop signs on both sides of the roadways and have advanced warning signs noting the signal change and one indicating drivers need to stop ahead. There are at least three signs on

both sides of the roadways in all directions and flags on top of some of them. We purchased additional stop signs which are larger than the traditional 30" signs and have trimmed trees to make the intersection more visible and have temporarily relocated one of the bus stops because the signs would have been in conflict. We also have asked staff at both the County Engineer and ODOT offices to drive this area and make recommendations. Wes Poole asked if this will be a new modern stop light system with less maintenance and Aaron Klein said it will be almost identical to the previous system on wooden poles as steel poles are three to four times more. This will be similar to the Parish Street and Columbus Avenue intersection. Wes Poole suggested visionary thinking would be thinking in terms of buying the most updated equipment for our city. We have all kinds of maintenance issues with the pole and wire setups that exist currently and thinks we would have been better off, since we have lots of money, to upgrade this intersection as it does not deserve any less forward thinking than any other street. Wes Poole said he will probably not vote for this as he does not think it is a good expenditure with the money we will spend on maintenance costs and personnel (electricians). Aaron Klein said in an ideal situation, we would upgrade with the steel poles at every intersection. This particular intersection is well traveled and has already experienced three accidents since the end of August. It takes some time for the design and construction phases and with the \$10,000 Charter limit for spending, this would take much longer to complete. We would have to hire a consultant, go through the design process, the bid and procurement process. The signal heads and controllers would be made to today's standards using the best equipment on the market; the only difference would be the wooden pole rather than the steel pole. Many times projects get held up because of the timing of these issues and the special fabrication required.

**Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the ordinance passed under suspension of the rules and in full accordance with Section 14 of the city charter.**

#### **CITY MANAGER'S REPORT**

- Eric Wobser thanked Stuart Hamilton, Don Rumbutis and Kelly Kresser for helping, on very short notice, to welcome the over-capacity crowd here tonight.
- **Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to accept a donation in the amount of \$11.51 from Brycen Wobser for the K-9 Fund. The President declared the motion passed.**
- **"Coffee with a Cop"** will be held on Wednesday, October 4 from 9 a.m. to 10 a.m. at Berardi's Restaurant, 1019 West Perkins Avenue. This is part of National Coffee with a Cop day. Join us for coffee and conversation on any topics that are of interest to you.
- The Fire Department, along with friends from the Paw Patrol participated in the **SubZero With a Hero** event at Toft Dairy. This event was a great success.
- On September 23, the Fire Department partnered with area Police and Fire Departments for a **first responder event** at Mad River Harley Davidson.
- The city welcomed analysts from Moody's Investors on September 7 for a meeting on the various purpose notes renewal. The meeting included a tour of the city to showcase recent success stories and projects. Eric Wobser thanked Hank Solowiej, Al Nickles and other staff members for setting up a great presentation. Matt Lasko also set up a development presentation and said those who attended were very impressed and stated they work with a lot of small cities in the Midwest and not nearly any of them are in as good of a position as Sandusky as far as its momentum or its reserves.



- The next scheduled **Audit/Finance Committee** meeting is October 20 at 7:45 a.m.
- The Department of Public Works plans to release **Requests for Proposals for three different projects including 1) new sludge hoppers at the Wastewater Treatment Plant; 2) the installation of a floating dock at the Pipe Creek Wildlife Area at the end of River Avenue; and, 3) structural repairs to the digesters at the Waste Water Treatment Plant.** The plan is to complete the floating dock and digester repair projects as the first two design-build projects ever completed by the city.
- Crews for ODOT's **Milan Road bridge project** are remobilizing today so they can complete it by the end of the construction season.
- The regular **Planning Commission meeting** will be held October 25 at 4:30 p.m. in the first floor conference room.
- The regular **Board of Zoning Appeals meeting** will be held Thursday October 19 at 4:30 p.m. in the first floor conference room.
- The **new transit routes** will be in effect starting Monday, October 2. The proposed new routes will be on the city website and brochures will be available at City Hall, the Amtrak Station and on all transit vehicles.
- **Shoreline Park Shelter upgrades** are planned for October of this year. A metal roof and wood have been ordered and are scheduled to arrive in two weeks. Metal roofing will match the small bench coverings located near the play structure. Dennis Murray said he is happy to see upgrades being done here and is glad we are taking proactive steps for this facility.
- The **Drive Thru Drop off day** has been scheduled for September 30. For questions on the event, please call 419.627.5884.
- Request for Proposals for Operation of the **Shelby Street Boat Ramp** in 2018 will be available October 12 in the City Manager's Office and on the city website. Proposals must be submitted by November 9 at 3 p.m.
- **Trick or Treat** in the City of Sandusky will be as follows: Downtown Merchant Trick or Treat is Saturday, October 28 from 11 a.m. to 1 p.m. and City-wide Trick or Treat is Tuesday, October 31 from 5 p.m. to 7:30 p.m.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to hold a **Public Hearing** regarding a proposed amendment to the zone map for Key Real Estate Limited for three parcels located East of Milan Road and on the South side of the Milan Road overpass on **November 13**. Roll call on the motion: Yeas: Dave Waddington, Dick Brady, Naomi Twine, Dennis Murray, Greg Lockhart, Wes Poole and Nikki Lloyd, 7. The President declared the motion passed.

Dennis Murray said the **groundbreaking for the new City Hall** will be held this Wednesday, September 27 at the Columbus Avenue site from 5 p.m. to 7 p.m. and the public is welcome and invited to attend.

**AUDIENCE PARTICIPATION**

Sharon Johnson, 1139 Fifth Street, asked for clarification of the motion made about the Jackson Street Pier and Dennis Murray said the commission accepted the recommendation made by the Planning Commission and directed the staff to take all necessary steps in order to move forward with the project. This will include contracts at some point in time. Sharon Johnson asked if this was ready to be bid and Dennis Murray said there will need to be construction, engineering and architectural drawings first as this is merely a conceptual plan at this point in time.

Tim Schwanger, 362 Sheffield Way, said the people who are vocally concerned about the latest plan for the Jackson Street Pier are not against change on the Pier. People have seen comments on Facebook and attended various meetings and three stakeholder groups were involved in the plan including the boat lines, the public interest groups (Friends of the Jacksons Street Pier, '58 Dockers, ADA Advisory Board representative) and the event planners. The events planners came back with the idea to have an events complex on the pier seating between 600 to 1,500 people and this is what is in the latest conceptual rendering. As a representative of the Friends of the Jackson Street Pier, Tim Schwanger asked how many events complexes we need along the waterfront. There is one at the Paper District Marina which has a poor design and is under-utilized. We can use some of the same TIF money for the Jackson Street Pier to make upgrades to the Paper District amphitheater because it is within the TIF boundary. The Trust for Public Lands is also under contract with the city for a possible and probable events complex on the site of the former Surf's Up. The city also has Schade-Mylander Plaza and the Washington Parks. As this issue progresses, we do not need an events complex on the Pier and there is an effort from Downtown Sandusky, Inc. and Shores & Islands to move a lot of events from the downtown streets to Shoreline Drive and onto the Pier. In a private meeting with Eric Wobser at Muirwood Village, Tim Schwanger said he (Eric) could not guarantee the Jackson Street Pier would not be closed during events and this is the underlying issue. Friends of the Jackson Street Pier are not disgusted with the Jackson Street Pier plan and there are many good aspects of it, but we do not need another events complex. Dennis Murray said the city has been open to change on the Pier and although we may not always agree, it is good to have the dialogue.

Katherine Carter, 5309 Columbus Avenue, said after last Wednesday's meeting, a lot of groups talked in the parking lot and it was explained to her a public poll could not be taken at a public meeting and apologized for causing this fuss. No one using the Pier has said there should not be changes made and a lot of people like this design, but it needs a little tweaking. The design changes she was thinking of would give the people a little bit more of what they want while keeping a concert venue and a legacy but since it was voted to accept this plan, this will probably not happen. It is uncomfortable to see people this upset about it and people do want to see the city move forward. Katherine Carter said she hopes to see a lot of shops in the downtown with all of the people investing into buildings and she will park her car and walk around when this happens.

Marcie Platt, 1217 Columbus Avenue, said this issue has divided the community in many ways but the commissioners believe going forward with this plan is in the best interests of Sandusky. People who are able-bodied and are economically under-privileged would need this for those who do not live or work within 400 yards of the Pier. People do not know how much this will cost nor do they know how many parking spaces there will be. Anyone with a disabled child knows two parking spots are necessary in order to have a wheelchair van with access on both sides. On another note, everyone is happy when homes are demolished but families are displaced when this occurs. We will never get this amount of people on this plot of land and it should be divided and offered to the residents. We have 26 parks to maintain plus we are cutting grass on land we do not want to own and these neighbors should have the opportunity to get these parcels for free and they would start to pay tax dollars on it rather than paying city employees to mow it. Marcie Platt said Eric Wobser stated at a recent meeting he would be willing to pave over the improvements on the Pier if they do not work out.

Vicki Bird, 2114 Wilbert Street, said tonight 17 persons spoke for the Jackson Street Pier plan while 13 spoke against it and said those who oppose it should raise thousands of dollars to hire a lawyer to write ballot language and then collect signatures on petitions to place this on a ballot because this is not free and this is what it takes. This issue has divided this city and is sad. We can tear down old buildings but there have been attacks on people who are putting money into them. Homes being condemned need to come down if there are not people who want to take care of them.

**At 7:59 p.m., upon motion of Dick Brady and second of Dave Waddington, the commission voted to adjourn. The President declared the motion passed.**

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Kelly L. Kresser, CMC  
Commission Clerk

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Dennis E. Murray, Jr.  
President of the City Commission