

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

The clerk called **the roll** and the following Commissioners responded: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole.

**City staff present:** John Orzech - Police Chief, Dave Degnan – Fire Chief, Aaron Klein – Engineer, Don Icsman - Law Director, Hank Solowiej – Finance Director, Kelly Kresser - Commission Clerk and Eric Wobser – City Manager.

**Upon motion of Jeff Smith and second of Naomi Twine, the commission voted to approve the minutes of the December 17, 2013 and August 11, 2014 (as amended below) city commission meetings and suspend the oral reading.**

*Discussion:* Scott Schell asked Item #2 to be revised in the August 11, 2014 minutes to reflect his abstention from the resolution regarding the Erie County Land Bank demolition program.

**The President declared the motion passed.**

**AUDIENCE PARTICIPATION** (*agenda items only*)

None.

**CURRENT BUSINESS**

**Upon motion of Julie Farrar and second of Dick Brady, the commission voted to accept all communications. The President declared the motion passed.**

**ITEM #1 - Submitted by Amanda Meyers, Paralegal**

**PASSED AT FIRST READING 8.11.14**

**MOU WITH ERIE COUNTY LAND REUTILIZATION CORPORATION FOR DEMOLITION PROGRAM**

**Budgetary Information:** There is no cost associated with this Memorandum of Understanding other than the total amount of staff time expended to negotiate and prepare the Memorandum of Understanding.

**RESOLUTION NO. 035-14R:** It is requested a resolution be passed **authorizing and directing the city manager to execute a Memorandum of Understanding with the Erie County Land Reutilization Corporation to administer a demolition program in partnership with the City of Sandusky's land reutilization program within the City of Sandusky utilizing grant funding from the Ohio Housing Finance Agency for the Neighborhood Initiative program upon approval of the Erie County Land Reutilization Corporation's grant application.**

**Upon motion of Jeff Smith and second of Julie Farrar, the commission voted to approve this resolution at second reading. Roll call on the resolution: Yeas: Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 6. Abstain: Scott Schell, 1. The President declared the resolution passed.**

**ITEM #2**

**CERTIFICATION OF TOTAL COST FOR SERVICES TO CORRECT AND ABATE HAZARDOUS AND NUISANCE CONDITIONS FOR 1610 CAMPBELL STREET**

**RESOLUTION NO. 036-14R:** It is requested a resolution be passed **authorizing and directing the city commission clerk to certify the total cost for the services to correct and abate the hazardous and nuisance conditions for the property located at 1610 Campbell Street, Parcel #57-01396.000 in the city (formerly known as Wisteria Farms); and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.**

**Upon motion of Naomi Twine and second of Wesley Poole, the commission voted to approve this resolution in accordance with Section 14 of the city charter.**

*Discussion:* Dick Brady asked Don Icsman for a brief explanation of what we are doing here and how this strategy plays out as there is some confusion about what the city is accomplishing. Don Icsman said this process is the same we used previously with G & C property on West Monroe Street and based upon a priority need, taxes and other assessments are placed ahead of other liens for the cost expended to abate this property on Campbell Street. This will allow the city to recoup these costs and this is a statutory process which allows the city to do this when a hazardous situation is abated or corrected. Don Icsman said he does not think it is necessary to pass a Resolution, but felt it would be good for the public to know this is the process we use and so no one would be confused about ownership. Jeff Smith asked if we can put this lien on the homeowner's property as the land value is under \$40,000 and the value is actually less than our lien. Don Icsman said this Section of the Ohio Revised Code allows only the abated property to be charged.

**Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the motion passed. Roll call on the resolution: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the resolution passed.**

### ITEM #3

#### **CERTIFICATION OF TOTAL COST FOR SERVICES TO CORRECT AND ABATE HAZARDOUS AND NUISANCE CONDITIONS FOR 2513 VENICE ROAD**

**RESOLUTION NO. 037-14R:** It is requested a resolution be passed **authorizing and directing the city commission clerk to certify the total cost for the services to correct and abate the hazardous and nuisance conditions for the property located at 2513 Venice Road, Parcel #58-01990.000 in the city (formerly known as Hopper's Mobile Home Park);** and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Julie Farrar and second of Jeff Smith, the commission voted to approve this resolution in accordance with Section 14 of the city charter.**

*Discussion:* Don Icsman said this has nothing to do with the water; this is money expended for the nuisance abatement and to recover these costs. If the city would expend any more money on this or any other property, we could do the same thing within one year of the service in order to have priority. Dick Brady said the confusion stems from the fact some people think we are rolling over for \$27,231 of lien money on what could be \$260,000 of water loss, but this is not the case. Don Icsman said there is a similar process which goes on with water and there are rules about certifying amounts due and this process has taken place. There has been some discussion in the media about whether we were compromised. There is no guarantee we will get this, but we certify water charges as part of the process and we will continue to do this. Hank Solowiej said everything has been certified for the utilities. Dennis Murray asked what liens the city will jump ahead of in terms of priority and noted we are still in line behind the bank(s). Don Icsman said if we appropriately meet the timeframes and notices, the city gets priority. The owner signed a waiver allowing us to do the work and there would be no question about this and we should be up with the tax liens. Jeff Smith said this land value is \$411,000 and asked if a lien can be placed on this property for the water; Don Icsman said this has been done. Dennis Murray said this issue comes up from time to time in the public and he understands why people are concerned about Joe Yost and the city as there is a concern the money spent on the water was mis-spent and if we had it back, we could perhaps restore a city fire fighter or use it for our city parks. These are separate funds and, literally, we cannot spend money from water or sewer divisions for other municipal purposes or someone will go to jail. Hank Solowiej said these are business activities related to the sale of water or sewer and must remain as such and cannot be used for other purposes. Don Icsman said even an overabundance of money cannot be appropriated for water and then diverted back into the general fund; it can only be used for this fund. Dennis Murray said sewer and water fees also cannot be so high as to fund the general fund in a back door manner or undercut the public's ability to say they do or do not want a tax increase.

**Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the motion passed. Roll call on the resolution: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the resolution passed.**

**ITEM #4**

**PASSED AT FIRST READING:** It is requested an ordinance be passed **amending part thirteen (Building Code), title five (additional local provisions) by the addition of chapter 1329 (donation drop boxes), of the codified ordinances in the manner and way specifically set forth hereinbelow.**

**Upon motion of Jeff Smith and second of Scott Schell, the commission voted to adopt this ordinance at first reading.**

*Discussion:* Wesley Poole asked what will be improved or accomplished if this legislation is passed. Dennis Murray said from his perspective, donation boxes have been a problem nation-wide and communities have been asked to take a look at legislation. In essence, this is a requirement to register with the city, pay a \$100 registration fee, have a regular pickup schedule, maintain the donation boxes and not allow items to pile up. This legislation does not discriminate between entities or whether charities are good or bad, it just requires registration. If boxes are in poor disrepair, are not maintained properly or not registered, the city has the right to pick up the box and dispose of it. Dennis Murray said he does know there was a little bit of a response by Planet Aid after requesting the opportunity to look at this legislation and they have made a strongman argument and refuted three arguments which were not ever made; specifically, that there were a certain number of boxes in the city which he (Dennis) did not count. Dennis Murray said he never accused anyone of trespassing but there is a big offender in this regard and their boxes are sponsored by the Children's Disease Research Center which have been poorly maintained and according to the owner of the Sandusky Plaza, are simply trespassing and the owners would like to see it removed. Dennis Murray said Planet Aid is a very questionable outfit and received an "F" when they were scored by the Charity Watch group which looks at whether charities are truly charitable. They spend twenty seven percent for charities and the rest is spent on the programs; of that amount, distributions are to entities with the same address causing a lot of people to question whether it is truly charitable, or to what extent it is charitable. The city is not making judgments in this legislation about a particular organization, but it is appropriate to look at this as it has become a blight in the city and these bins are all over the place and are misplaced. In many locations they are trespassing and organizations such as Goodwill are at stake which offer affordable clothing for people. They find themselves competing and having fewer and fewer contributions so they offer less while spending more money in putting out their own donation boxes. Goodwill does provide their own boxes and supports the legislation, as does Planet Aid. Wesley Poole said he hopes the public recognizes the efforts being made to make the community a better place to live and believes these should be appropriately managed for the City of Sandusky.

**Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the ordinance passed at first reading.**

**ITEM #5 - Submitted by Aaron Klein, P.E.****APPLICATION FOR CALDWELL STREET RECONSTRUCTION PROJECT AND EAST END SEWER PROJECT WITH OHIO PUBLIC WORKS COMMISSION**

**Budgetary Information:** There is no cost to submit the application. Notification of award would be in December, 2014. If awarded, any matching funds required would be from the money that must already be spent on the east end sewer project. It is anticipated that the reconstruction portion of the project may cost \$740,000.

- A. RESOLUTION NO. 038-14R:** It is requested a resolution be passed **authorizing the submission of an application by the city manager for financial assistance and to enter into a project agreement with the Ohio Public Works Commission (OPWC) in order to participate in the**

**Ohio Public Works Commission's State Capital Improvement and/or local transportation improvement programs authorized by chapter 164 (aid to local government improvements) of the Ohio Revised Code for the Caldwell Street reconstruction project; and declaring that this resolution take immediate effect in accordance with Section 14 of the city charter.**

**Upon motion of Julie Farrar and second of Wesley Poole, the commission voted to approve this resolution in accordance with Section 14 of the city charter.**

*Discussion:* Dick Brady asked Aaron Klein to provide information regarding this item. Aaron Klein said the city applied for funding last year for Caldwell Street through a one hundred percent loan. This year, the grant will be rewritten with OPWC - which is very competitive - to resurface the south half of Caldwell Street at an approximate \$300,000 project cost, and the city will find out about funding in December.

**Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. Roll call on the resolution: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the resolution passed.**

- B. RESOLUTION NO. 039-14R:** It is requested a resolution be passed **authorizing the submission of an application by the city manager for financial assistance and to enter into a project agreement with the Ohio Public Works Commission in order to participate in the Ohio Public Works Commission's State Capital Improvement and/or local transportation improvement programs authorized by chapter 164 (aid to local government improvements) of the Ohio Revised Code for the east end sewer improvements project; and declaring that this resolution take immediate effect in accordance with Section 14 of the city charter.**

**Upon motion of Naomi Twine and second of Scott Schell, the commission voted to approve this resolution in accordance with Section 14 of the city charter.**

*Discussion:* Aaron Klein said this is for Third Street from Sycamore Line to the east end and there is better opportunity to receive funding with the application based on creativity or if the city could contribute more dollars to the project. We have to do a sewer project as part of our general plan and this is in the East Oldgate Street/Farwell Street area and will be the first project in our revised general plan. We will try to use these sewer funds to leverage other funds for Third Street and this is an important use of dollars which need to be spent to obtain others. The sewer project is approximately \$3.8 million. Dennis Murray said when First Street was detoured this summer, many people utilized Third Street and realized how bad it is.

**Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the motion passed. Roll call on the resolution: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the resolution passed.**

**ITEM #6 - Submitted by Aaron Klein, P.E.**

**GRANT APPLICATION TO PARTICIPATE IN THE GREAT LAKES RESTORATION INITIATIVE**

**Budgetary Information:** The maximum amount of funding available from the EPA to cities meeting their criteria is \$250,000. If awarded, the EPA requires a fifty-fifty match to the amount awarded and encourages cities to work with non-governmental organizations and private sector partners on this project. Staff is working on ideas to supply a match for this project by reaching out to local organizations and utilizing a portion of CDBG funding. The city plans on entering into an agreement with a consultant to complete the application, budget and conceptual design. If awarded, staff will return to the city commission with budget details and a financial plan of action for payment of this project.

**RESOLUTION NO. 040-14R:** It is requested a resolution be passed **authorizing and directing the city manager to file an application with the U.S. Environmental Protection Agency for the 2014 Great Lakes Shoreline Cities Green Infrastructure grant for the Jackson Street parking lot**

**pervious pavement project;** and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Dick Brady and second of Jeff Smith, the commission voted to approve this resolution in accordance with Section 14 of the city charter.**

*Discussion:* Aaron Klein said we were recently awarded the Surface Water Improvement Fund (SWIF) grant for the north half of the Jackson Street parking lot. This project has similar criteria and the city would have to use environmental Best Management Practices for surface water improvements and for green infrastructure (pervious pavement, trees and a variety of other things) to manage storm water quantity and quality. It seemed like a natural fit to do the south half of the parking lot and hopefully it will tie it in with ideas and plans for this area of the downtown with current and/or future projects. Eric Wobser said this is truly an opportunity and in the project scope, we plan to not only improve the storm water conditions and the continued revitalization of the downtown and to help attract visitors and provide a critical investment in a piece of infrastructure in our downtown. We also want to re-orient this parking lot and Peddler's Alley to pull people from the lot into the heart of downtown. This grant will look at how to reintegrate the parking lot to Peddler's Alley and to help reinforce private investment which will come up soon for an outdoor dining area; this is the first of what will ultimately be a better maintained and better managed lot. Aaron Klein said we are well aware of functions and events and how important these are to both past and future events and these will weigh in so this parking lot can still be utilized for parking during events. Dennis Murray asked whether the plans for the Jackson Street parking lot integrate with the downtown parking study. Aaron Klein said this plan is still being developed, but this will be looked at when the final conceptual idea for the lot is developed. The downtown study included trees, curbs, ADA compliance and other items to be considered in a Master Plan. Dick Brady said staff is fully aware the property gets a lot of use for a week to ten days during Ohio Bike Week and a plan will be developed to survive this use, and others. This is a credit to our engineering staff and there will be buy-in from a lot of stakeholders and the city also has to find a \$25,000 stakeholder match.

**Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the motion passed. Roll call on the resolution: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the resolution passed.**

**ITEM #7 - Submitted by Donald Rumbutis, IT Department**

**THREE YEAR AGREEMENT WITH MT BUSINESS TECHNOLOGIES FOR MANAGED PRINT SERVICES**

**Budgetary Information:** The cost for this project is approximately \$2,468.58 per month. Costs are broken down by departments. Each department will pay for any device within their department's budget. The two high volume copiers will be allocated to the general fund (50%), water fund (25%) and sewer fund (25%). All devices which are billed at a cost per page include maintenance and supplies, while others are chargeable supplies only.

**ORDINANCE NO. 14-096:** It is requested an ordinance be passed **authorizing and directing the city manager to enter into a three year agreement with MT Business Technologies, Inc. of Avon Lake, Ohio, for managed print services;** and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Scott Schell and second of Naomi Twine, the commission voted to approve this ordinance in accordance with Section 14 of the city charter.**

*Discussion:* Dick Brady asked if the city received more than one bid and Don Rumbutis stated five businesses responded and one of these was a "no bid". These five were then narrowed down to two, and ultimately the recommendation was made to go with MT Business Technologies. Dick Brady said the commission has been wrestling with this since he was a commissioner in 2011 and he is thrilled we got here today and that there were competitive bids. Dennis Murray said he knows this has been under consideration for a long time and this

will greatly improve efficiency for the city staff. Previously, there were different service agreements and costs and he thanked Don Rumbutis for putting this together.

**Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the ordinance passed.**

**ITEM #8 - Submitted by Donald Rumbutis, IT Department  
AGREEMENT WITH IMMIX TECHNOLOGY, INC. TO UPGRADE KRONOS WORKFORCE  
MANAGEMENT SYSTEM ON A NEW SERVER**

**Budgetary Information:** The upgrade and conversion of the Kronos Workforce Management System from Immix Technology costs \$22,176.39. Fifty percent of the cost will be paid from the capital fund (\$11,088.19), twenty-five percent will be paid from the sewer fund (\$5,544.10) and twenty-five percent from the water fund (\$5,544.10).

**ORDINANCE NO. 14-097:** It is requested an ordinance be **passed authorizing and directing the city manager to enter into an agreement with Immix Technology, Inc. of McLean, Virginia, through the State of Ohio Department of Administrative Services cooperative purchasing program for upgrades to the Kronos Workforce Management 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 Julie Farrar, the commission voted to approve this ordinance in accordance with Section 14 of the city charter.**

*Discussion:* Wesley Poole asked what this will allow us to do better. Don Rumbutis said the current server is old and slow and getting to the point where it takes two and one half hours to restart itself. The software is from 2007 and needs to be updated. As software goes, old software has bugs and the city wants more advancements in how we keep our time and this will also be more efficient. Don Rumbutis said he comes in late at night when payroll is going to be submitted for 2½ hours so the system does not stop and we need to get his done. Dennis Murray said his firm's payroll and accounting software has been redone at least once since 2007 and he is sure this is needed.

**Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the ordinance passed.**

**ITEM #9 - Submitted by John Orzech, Police Chief  
LEGISLATION TO PURCHASE ONE 2015 FORD INTERCEPTOR SUV THROUGH THE COOPERATIVE  
PURCHASING PROGRAM**

**Budgetary Information:** The cost for the vehicle is \$25,134 of which \$25,000 will be paid with Office of Criminal Justice Services grant funds and the remaining \$134 will be paid with capital funds.

**ORDINANCE NO. 14-098:** It is requested an ordinance be **passed authorizing and directing the city manager to purchase one 2015 Ford Interceptor SUV police special vehicle through the State of Ohio cooperative purchasing program from Lebanon Ford of Lebanon, Ohio;** and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

**Upon motion of Jeff Smith and second of Wesley Poole, the commission voted to approve this ordinance in accordance with Section 14 of the city charter.**

*Discussion:* Dennis Murray congratulated John Orzech on applying for and receiving this grant. John Orzech said fingers are being crossed in the hopes this can be delivered on time and thanked Troy Vaccaro for coordinating this effort.

**Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the motion passed. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the ordinance passed.**

**ITEM #10 – Submitted by Kelly L. Kresser, Clerk of the Commission**

**A request has been received from the Ohio Division of Liquor Control for the transfer of D2 (Wine and mixed beverages for on premises consumption or in original sealed containers for carryout only until 1 a.m.), D2X (Grandfathered Permit - beer only for on premises consumption or in original sealed containers for carryout only until 1 a.m.) and D3 (spirituous liquor for on premises consumption only until 1 a.m.) liquor permits from John W. Kersker, Jr. Estate & Barbara L. Kersker, Executrix dba Camp Street Bar to Barbara L. Kersker, 1040 Camp Street. It is requested the Commission Clerk be authorized to notify the Division of Liquor Control the city has no objection to this request.**

**Upon motion of Julie Farrar and second of Wesley Poole, the commission voted to notify the Ohio Division of Liquor Control the city has no objection to this transfer request. Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Naomi Twine, Dennis Murray, Dick Brady, Julie Farrar and Wesley Poole, 7. The President declared the motion passed.**

**CITY MANAGER'S REPORT**

**Upon motion of Jeff Smith and second of Scott Schell, the commission voted to accept a donation in the amount of \$60 from Rainbow (bus tour) to be used for the Greenhouse. The President declared the motion passed.**

**Upon motion of Naomi Twine and second of Julie Farrar, the commission voted to accept the following donations for the K-9 Fund: Polar Pure Distributors (\$150), Arthur's Shoe Tree (\$100), Trinity Lutheran Church Sunday School (\$225) and Brycen Wobser (\$10.56). The President declared the motion passed.**

**Upon motion of Scott Schell and second of Jeff Smith, the commission voted to accept a donation in the amount of \$16,736 from an Anonymous donor through The Pay It Forward Donor Advisory Fund - Erie County Community Foundation - to purchase 8 Lifepak CR Plus AED units.**

*Discussion:* Dennis Murray asked where these will be deployed and John Orzech said the units will be purchased and placed in police cruisers. Each officer will have Narcan, a fingerprint kit and a Lifepak unit as they are deployed throughout the city. Dick Brady said the staff at Sandusky Central Catholic was trained through the American Red Cross and John Orzech said this is done every two years for police officers as first responders through the Red Cross. Training for these units will now be incorporated.

**The President declared the motion passed.**

**Upon motion of Julie Farrar and second of Naomi Twine, the commission voted to accept a donation in the amount of \$50 from Ron Laws to purchase a Knox Box for the Sandusky Fire Department. The President declared the motion passed.**

Eric Wobser said as the city transitioned to a new Fire Chief, a decision was made the Fire Department was no longer in the best position to oversee **the daily operations of Code Enforcement or the Building Department** and to allow Chief Dave Degan to focus on the needs of the Fire Department. In lieu of having a Director of Community Development, the Law Department has stepped in to oversee this department and has already started several initiatives which will have a positive effect. The Code Enforcement Division has been predominantly complaint-driven and prohibits enforcement in areas where neighbors may be more vocal than in other areas. Without periodic inspections, there is not always equity and fairness and resources continue to be limited. Eric Wobser said period inspections will begin this week in the main arteries of the city which tend to have the most visible eyesores.

Eric Wobser congratulated Scott Schell on his day job and said the **Erie County Land Bank agency has received notification of funding for their Neighborhood Initiatives Program (NIP)** which is designed to prevent foreclosures, stabilize local economies and improve communities throughout Ohio. The city looks forward to partnering with Erie County on these issues.

Eric Wobser said he wished to provide an update regarding the Erie County Community Foundation which will be providing a local match for a **property management survey which will commence this fall by the Western Reserve Conservancy's Thriving Communities**. They have been a critical partner with Erie County in creating the land bank and will now help the city to do a street level analysis on every street in the city and there will be several individuals walking the city and knocking on doors. Future land bank resources will depend on the city having good data and to get into programs and initiatives. Legislation will be put forward during the next couple of weeks and we think it will be critical for us to create the information to use as a tool to help stabilize our housing stock over time. Dennis Murray said Jim Rokakis is associated with this agency and the Thriving Communities indicated a desire to do this. There is a need for this data and Dennis Murray said it is critical for future funding for additional demolition dollars.

Eric Wobser said **road construction will be taking place on Columbus Avenue and near the Camp Street underpass area beginning August 25 and motorists are urged to use caution in these areas**. Aaron Klein said there are two projects for Columbus Avenue and the one slated for 2014 is an ODOT project involving curb ramps and sidewalks from Washington Street to Park Street, as well as from Cleveland Road to 48th Street. The road work will not begin until after Labor Day. Dick Brady asked Aaron Klein to share the frustration they both feel about partnering with ODOT and their requirement to redo a host of handicapped ramps because they do not meet someone's requirements - although they certainly support a wheelchair even though the slope is off slightly. Aaron Klein said when federal funding is received for a project, there must be federal compliance from the start of the project to the end and a big thing is to ensure the slope is appropriate. Even though the slopes may be at a four and one half percent slope, we have to take the sidewalk back far enough for the required slope for the curb ramps. The design phase of the project was not measured all of the way back to accommodate this slope so even though we are close on several, additional funding is required. Under the urban paving program we are required to pay one hundred percent of the funds for the sidewalk, curb ramps, curbs and full depth base repairs and ODOT will contribute toward the striping, planing, milling and asphalt. The additional funds for the curb ramps need to come from the city. Dennis Murray asked if they were done wrong the first time or if the standards changed and Aaron Klein said the standards changed. There are 2' x 4' truncated domes with a landing on the end so someone does not shoot down into the road if they are in a wheelchair. The domes are there so if someone is using a cane or a walker, they can feel they are at the end and know to stop.

Eric Wobser said **Micro-cystin testing is being put into place for the algal bloom issues** related to our water. This test was featured in the Washington Post where Doug Keller was quoted. The city used to send water out to have this testing done but it will now be done in-house.

Eric Wobser said there has been a **change in management for the Sandusky Transit System**. RLS Consultants were recommended by the Ohio Department of Transportation and have been brought in and we take very seriously the revenue challenges being faced by this division. RLS is here to ensure we continue to provide uninterrupted service as well as to analyze and audit this service to make sure we are not leaving revenue on the table or determining if there are adjustments which can be made to help with efficiency, lower expenses and have a better and more viable transit service in the future. We are under contract with RLS and it is likely we will request a long-term recommendation by the commission in filling the STS Director position. We are looking to modify the Transit Division as necessary to make it more financially sustainable. Aaron Klein thanked Megan Stookey and Sally Poggiali who have picked up and run with this and said they have done an incredible job keeping STS up and running. They are working with others who need this service to ensure there are no problems or hiccups.

Eric Wobser said he saw several commissioners at the **K-9 donor appreciation night** at the Sandusky Bay Pavilion and there was a great demonstration by the trainer. Wendy Kromer did the most amazing rendition of a German Shepherd as a cake he has ever seen. John Orzech said the K-9's birthday celebration was coordinated with a thank you for those who donated to the K-9 Fund including Gordon Food Service for donating hot dogs, chips and buns, Berardi's for pasta salad, Wendy Kromer for the cakes and Polar Pure for water.

Eric Wobser said he stopped by the **pizza eating contest at Marco's Pizza** yesterday and hundreds of people turned out; offering free pizza is a great way to do this. The police and fire departments had a great sibling rivalry with the pizza eating contest. Eric Wobser said the police officers and fire fighters in the contest were all in good shape and it is hard to cast dispersions about this.

Eric Wobser said the city received an email last week from a Troy, Ohio couple (Alan and Eileen Clark) who recently visited the city and **complimenting Allie, a seasonal employee at the Paper District Marina**. Allie went out of her way to assist Mr. Clark after he fell and received a leg laceration requiring medical attention. In an email to the city, Mr. Clark stated: "My wife went to the marina office and found Allie, a staff member, who was notified of my need for assistance. My wife actually asked for directions to an Urgent Care facility. Not taking the easy way out, Allie went out of her way to help by not only offering to take me to the Emergency Room, but also offering her cell phone number for us to call her to come pick us up, never once asking for anything. It is easy to complain about **bad** service, but I wanted to make sure her supervisor was aware of what an asset Allie is to your organization. My compliments to her professionalism; her actions were noticed by many and will reflect well on your organization."

Eric Wobser said the city will be accepting Requests for Proposals for the **Shelby Street boat launch ramp** in the fall for the operation of the bait shop/concession building. The city did not receive any bids to operate it for this season but he is confident we will find someone to do this next season.

Eric Wobser said the law department and the commissioners have received **sample legislation for future consideration of foreclosure registration**. Dennis Murray said this is something the commission has spoken about before and other communities have adopted similar legislation after being hit hard by the foreclosure process. This legislation essentially requires payment of a modest fee and posting of a bond in case the property is not taken care of properly. Vacant properties in the city cost everyone else in the neighborhood and community money, and we want those who wish to hold onto these properties to take care of them. If they are not taken care of, the city will utilize the bond to take care of them. Dick Brady asked if this is the same thing as a "due on sale" clause; Don Icsman said the foreclosure registration is more proactive and is limited to vacant, residential and non-owner-occupied properties. Banks are either forcing owners out or owners are there and do not want to be responsible. Irrespective of this, no one is taking care of them but the city (nuisances) and they may or may not be restructured. In the meantime, grass does not get cut and properties are not maintained and this legislation would provide a source of money, through a bond, to take care of it. There is litigation in other states as banks do not like this, for obvious reasons. There are notification procedures and this is run through the Building Department rather than trying to recoup costs through liens. This dovetails with what is done on commercial vacant properties and money is available when transfers occur. This is seamless as it does not conflict with this and is done through the Building Department rather than the Fire Department. Eric Wobser said this would not apply to properties which are rented, it would apply to residential non-owner, vacant structures in the foreclosure process. Dennis Murray said it is important to identify the difference in banks in this regard. Some national banks operate on a volume basis and they are not local; they are not in our community and they do not work with the owners in the foreclosure process. Community banks work with homeowners, do loan applications when necessary and in rare instances take over the property. If there is any opposition, it is not with the local banks. Eric Wobser said with liens, this is a situation where the city tries to recoup expenses and is an opportunity for the owners to set aside money up front for the city to draw it down over time. It was amazing to work with a program like this previously and getting money from banks and their

accountability. There was one situation where two professional renters were foreclosed upon and it took them three years to purchase the home from the bank with a very fair price on a viable property. They actually paid their rent to themselves and it was put into escrow. Dennis Murray said point of sale (due on sale) legislation was recommended by the Planner and perhaps this is something to consider later in the year, but we would need more staffing in order to enforce it. This requires an inspection to be performed by the city prior to selling it; the seller places money into escrow for any improvements needing to be made so the community is ensured a property is up to code prior to sale. Julie Farrar said one of the biggest complaints she gets as a commissioner are about high grass, vacant properties and vagrants inside where doors are off. This legislation will attack this problem and local banks are good in working with the bank program. A lot of out-of-state banks do not want to answer calls and help. Scott Schell said he agrees the local banks will be good partners and he had an occasion where he tried to track down bank ownership for a property in Vermilion; it took him, via telephone, from Ohio to Pittsburgh to California before actually finding the person who had the property in his portfolio. It was tough to get a response via telephone or email and this is an absolutely vital step for the community and it dovetails nicely with the commercial code and partners nicely with what Thriving Communities is going to help Sandusky with. This is a perfect opportunity to obtain visual data and will be a terrific resource. Wesley Poole asked about the provision in the sample legislation requiring an inspection every seven days and asked whether this is reasonable and/or enforceable and to think about when moving forward. Don Icsman said this was modeled after a few Ohio cities, particularly Canton, Ohio. Staff spoke with officials in Canton but they said the legislation was so new to them they did not have any experiences but he can check back with them to see what their experience has been with the ordinance provisions. There is another version of legislation in Youngstown, but there is litigation over this. Dennis Murray asked staff to also look at point of sale legislation for a future commission meeting now that we are focused on this. We should look at other ways to amend our ordinances to have a better set of tools to use for neighborhood development and protection for homeowners in the community.

**Upon motion of Dick Brady and second of Julie Farrar, the commission voted to request the Law Director to put this legislation in draft form for the next commission agenda. The President declared the motion passed.**

Eric Wobser said a meeting is scheduled this week to look at the **downtown traffic lights** based on the petition received from the Sandusky Main Street Association and he will be bringing a recommendation back regarding these lights.

Eric Wobser said the Police Department received **grant funding** from the Edward Byrne Memorial Justice Assistance in the amount of \$12,398 for the **purchase of Tasers and accessories**.

Dennis Murray thanked **John Orzech for organizing the recent ice bucket challenge on behalf of ALS/Lou Gehrig's Disease**.

## **OLD BUSINESS**

Dick Brady said he has heard from residents and others in this room about the issue of **Ferndale Drive** and the last thing the city wants to do is to strong arm an existing business, but he encouraged staff to visit with Firelands Vending and find out if there is an agreement for paving or if there was a misunderstanding. The city responded to them and did the right thing, and he expects them to do the right thing too. Aaron Klein said he did hear back from Firelands Vending but does not have a timeframe. Their neighbor is also planning to pave their parking lot and they were looking to team up and do them both at the same time. He assumes they would have to go through the Planning Commission process to ensure work is done according to city code; he has not actually seen an agreement between the city and the property owner and will follow up on this. Wesley Poole asked if there has been some indication they do not intend to do this work; they have waited for twelve years to get the road done and without

some indication they do not plan on doing it, it is unnecessary to discuss this at these meetings; we could have called them on the phone and asked.

## **NEW BUSINESS**

**Upon motion of Jeff Smith and second of Julie Farrar, the commission voted to set a Public Hearing on Monday, September 8 at 5 p.m. regarding a grant proposal to request operating funds for the Sandusky Transit System, as well as funding for two capital items. The President declared the motion passed.**

## **AUDIENCE PARTICIPATION**

Sharon Johnson, 1139 Fifth Street, asked about the position of Community Development Specialist which was advertised in the newspaper. Sharon Johnson asked what will this person do and where will the money come from to fund it. Eric Wobser said this person will have direct responsibilities as codified in the city's ordinances to oversee Transit, Housing, Code Enforcement and other community development activities including oversight of the CDBG program, planning activities including zoning, economic development and the possibility of overseeing the chief building official and staff in the Building Department. We have had transitions in leadership and this is not at a sustainable level for a long-term strategy. Eric Wobser said he has not seen other governments operate where almost every non-safety service function is overseen by a city engineer. Previous organizational charts show the city is down ten to fifteen management positions and this has caught up with us as people with experience have transitioned out. The employees providing these services have continued to get training and it has become critical to start to uncouple some of these departments from Engineering. This is not a reflection of the work being done by Aaron Klein. Five to eight direct reports would be appropriate for every manager, but Aaron is overseeing twelve to fifteen at any given time and this is a management challenge. The transit system, from a codified perspective, has an upcoming transition which Aaron Klein is overseeing. There is a management need for this position; the various activities he or she will oversee are critical and legislation being considered is meant to specifically provide the city with a stronger ability to tackle challenges. We need people in place to implement these programs, we need to grow our tax base with the private sector and need to attract jobs to Sandusky. Economic expansion is necessary with small and large businesses and this person can help facilitate this investment. This is an existing and unfilled position and to build upon economic success to build a broader tax base and find additional revenues will eventually pay for itself. This is a CDBG eligible position and a lot of the great things going on in the city right now are resources brought to the city when there were more people performing these functions and justifies the cost for this position. This city cannot climb its way out of the hole without investing in improving our housing stock and it does not make sense to wait for this hire. Sharon Johnson asked if this person will bring in additional revenue to pay for his salary an Eric Wobser said he is not recommending this person will pay for itself on a dollar to dollar basis, but this will help to bring in revenue. We do not want to miss out on grant opportunities or other investments by not having the staff to deal with them. We should have one department for housing issues rather than passing people to different departments. One leader should be overseeing all of these staff members. Dennis Murray said we feel comfortable hiring for this position because of the additional funds coming next year and because of Cedar Point's restructuring. It is not a permanent solution; we are trying to position ourselves so if the voters do approve additional revenues, we can protect the neighborhood investment(s). If this funding does not come through and voters do not give their approval, we cannot afford this on a long-term basis. Dennis Murray said he willing to say all chips are on the table and this is the last best chance the city is going to have to get out of this long-term downward spiral it has been in and the public understands it. Once we go through Town Hall meetings and talking with people this fall, they will agree we need this position in the city. If we do not, this position may not remain, Fire Station #7 may brown out and close, police officers may be lost, streets will continue to crumble and we will not have economic development or will not be able to tear down structures. These monies were applied for when there were more employees and we do not have the resources or people to make these applications now. We are betting on the future,

but if we do not get there we may have to reconsider. Sharon Johnson asked how this person will want to come on board and be hired when the city is thinking about laying him or her off. Eric Wobser said there is not a position at the city which is secure if we are not able to attract new revenue or investment into the city. Sharon Johnson said she is concerned about spending money before having it.

Matt Morgan, 1003 West Osborne Street, thanked commission and staff for having the plans and foresight for the parking lot regarding infrastructure for events. He is able to attract people to his store and into downtown Sandusky because of the things he does. All of the manufacturers of the products he sells tell him organized play is what makes his business successful. Being able to host events like the Hancock Street block party, Touch A Truck and Ohio Bike Week draw people in and gives residents something to brag about. Sandusky is tourist based and our infrastructure is such to draw people in and the parking lot improvements and other projects help with this.

**Upon motion of Julie Farrar and second of Wesley Poole, the commission voted to adjourn at 6:39 p.m. The President declared the motion passed.**

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Kelly L. Kresser, CMC  
Clerk of the City Commission

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