

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

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

Upon motion of Jeff Smith and second of Naomi Twine, the commission voted to excuse Julie Farrar. The President declared the motion passed.

City staff present: Dave Degnan – Fire Chief, John Orzech – Police Chief, Aaron Klein – Public Works Director, Matt Lasko – Chief Development Officer, Angela Byington – Director of Neighborhood Development & Planning, Brad Link – Public Services Director, Don Rumbutis – IT Manager, Stuart Hamilton – IT Manager, Trevor Hayberger – Acting Law Director, Hank Solowiej – Finance Director, Eric Wobser – City Manager and Kelly Kresser – Commission Clerk.

Upon motion of Naomi Twine and second of Jeff Smith, the commission voted to approve the minutes of the September 14, 2015, city commission meeting and suspend the oral reading. The President declared the motion passed.

AUDIENCE PARTICIPATION

Sharon Johnson, 1139 Fifth Street, asked about the lease arrangement for the former San Bay property (Item #5) and the \$25,000 expenditure which goes with it. Sharon Johnson said the State Theatre is getting some remodeling money as a grant with no payback (Item #6) and asked where the justification is as City Hall needs remodeling.

Jennifer Lippus, Director of Development for the Sandusky State Theatre, thanked the Commission for consideration of the grant request to complete the exterior door replacement project. As a theatre, they try to provide exposure to performing musical and visual arts for the community and have for the past 87 years. Their schedule of shows and events have been expanded to be a primary entertainment destination for city residents and offer both low-cost and no-cost shows, events and activities, especially for the children. The Theatre needs to be able to provide a safe and secure environment for the members of our community who attend the shows and events while keeping ticket prices as low as possible. By replacing these doors, the Theatre will be able to reduce maintenance costs as well a loss of utility (heat and air going right through the doors). This will also enhance the appearance of the theatre which is a matter of civic pride and image for tourists. The total project cost is \$41,600 and the first two Phases were completed via private donations and support from The Dorn Foundation. The Dorn Foundation has promised to match the \$12,500 received from the City of Sandusky if this legislation is passed.

CURRENT BUSINESS

Upon motion of Jeff Smith 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

ACCEPTING 19 PARCELS INTO THE LAND REUTILIZATION PROGRAM

Budgetary Information: The cost of these acquisitions will be approximately \$1,163 to pay for the title exam and transfer fees that will be recouped upon the sale of the parcels. The city will not collect the \$13,230.93 owed to the city in special assessments, nor will the taxing districts collect the \$73,995.14 owed in delinquent taxes. However, all or part of this cost 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 in the amount of approximately \$20,048.78 per year.

RESOLUTION NO. 039-15R: 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.

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

Discussion: Dennis Murray said this is a continuation of an extremely successful program and thanked all of the members of the Land Bank Committee.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the resolution: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the resolution passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #2 – Submitted by Amanda Meyers, Paralegal

APPROVAL TO PREPARE REQUEST FOR PROPOSALS FOR SALE OF LAND THROUGH LAND REUTILIZATION PROGRAM

Budgetary Information: The cost associated with this Request for Proposals is \$131 for title reports and transfer fees, plus the total amount of administrative staff time utilized and fees for the required newspaper publications. It is anticipated that these expenses will be recouped upon sale.

ORDINANCE NO. 15-129: It is requested an ordinance be passed **declaring that certain real property acquired through the city's land reutilization program and owned by the city identified as Parcel #58-01485.000 located at 1342 Camp Street is no longer needed for any municipal purpose and authorizing and directing the City Manager to proceed with a Request for Proposals process for the sale of property;** and declaring that this ordinance 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 ordinance under suspension of the rules and in accordance with Section 14 of the city charter. Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #3 – Submitted by Hank Solowiej, Finance Director

ISSUANCE AND SALE OF VARIOUS PURPOSE IMPROVEMENT REFUNDING BONDS

Budgetary Information: **2007 Various Purpose Bonds:** On August 27, 2007, the City Commission authorized the sale of \$5,835,000 various purpose bonds for the following various purposes: various streets, transit building, Schade-Mylander Plaza, Remington Avenue, Fire Station, Police and Fire pension, Huntington Avenue special assessments, Seneca Street special assessments and 2006 sidewalk, curb and gutter program.

2005 City Service Complex Refunding Bonds: On February 28, 2005, the city commission authorized the sale of \$6,410,000 refunding bonds for the city service complex. The city has an opportunity to refund the above mentioned bonds maturing in the years 2015 through 2027, the year of their final maturity. Refunding bonds are issued to replace one set of bonds with another, usually at a lower interest rate. This is similar to refinancing. This sale will allow the city to retire those outstanding bonds at an overall lower blended interest rate that is expected, based on the current interest rate environment, to save the city approximately \$630,000 in aggregate debt service expenses through 2027. All costs related to this sale are included in the issue. The Government Finance Officers Association recommends the present value savings produced by a refunding should equal at least three percent of the par value of the outstanding bonds being refunded. The estimated savings based on the current interest rate environment is over 6.5% for this refunding.

A. MOTION TO ACCEPT FISCAL OFFICER'S CERTIFICATE

Upon motion of Jeff Smith and second of Naomi Twine, the commission voted to accept the Fiscal Officer's Certificate. Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole. The President declared the motion passed.

ORDINANCE NO. 15-130: It is requested an ordinance be passed providing for the issuance and sale of bonds in the maximum principal amount of \$4,500,000 to refund at a lower interest cost certain of the city's outstanding city service complex refunding bonds, dated March 22, 2005, which were issued for the purpose of advance refunding a portion of the city's City Service Complex improvement bonds, dated as of April 1, 2000, which were issued for the purpose of paying a portion of the costs of acquiring real estate and the building thereon to house the city's Department of Public Services and other municipal offices and functions and modifying, renovating and otherwise improving that building, together with the provision of any necessary furnishings, equipment and site improvements; authorizing the redemption of the refunded bonds, the execution and delivery of an escrow agreement with respect to the refunding and related matters; and declaring an emergency.

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

Discussion: Hank Solowiej said this is for refinancing two separate issues (Item #3A and #3B) and once we sell the bonds in the market they will be combined and this will probably be one of the biggest refinances the city has ever done. The savings will be at lower interest rates (two to three percent compared to four to five percent) for over \$600,000 for the remaining period of the bonds. This will be an approximate \$50,000 of savings. Dennis Murray said he is glad Hank Solowiej is looking over our finances and said this is a lot of money the city could use for other purposes. Dick Brady asked if the city looks at this once each year and Hank Solowiej said we look at it annually and many times when various purpose bonds are sold, there are different provisions for refinancing. Our financial advisor, members of the Audit/Finance Committee and the city's bond counsel look at this annually to see if there are opportunities. The best bang for the city's buck was to refinance both of these at the same time and our bond rating gives us the ability to do this and obtain a good interest rate.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

B. MOTION TO ACCEPT FISCAL OFFICER'S CERTIFICATE

Upon motion of Jeff Smith and second of Naomi Twine, the commission voted to accept the Fiscal Officer's Certificate. Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole. The President declared the motion passed.

ORDINANCE NO. 15-131: It is requested an ordinance be passed providing for the issuance and sale of bonds in the maximum principal amount of \$4,500,000 to refund at a lower interest cost certain of the city's outstanding various purpose bonds, Series 2007, dated September 27, 2007; authorizing the redemption of the refunded bonds, the execution and delivery of an escrow agreement with respect to the refunding and related matters; and declaring an emergency.

Upon motion of Naomi Twine and second of Wesley Poole the commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter. Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith,

Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #4 – Submitted by Matt Lasko, Chief Development Officer

APPROVAL OF LOAN AGREEMENT WITH WINDRIDER INTERNATIONAL, LLC

Budgetary Information: The city will be responsible for providing \$100,000 in loan proceeds from the Revolving Loan Fund.

ORDINANCE NO. 15-132: It is requested an ordinance be passed **authorizing and approving an economic development loan in the amount of \$100,000 to Windrider International, LLC;** and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Wesley Poole and second of Naomi Twine the commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Matt Lasko said Dean Sanberg purchased Windrider in 2010 and the company has manufactured and distributed sailboats and trimarans since 1995 both nationally and internationally. Dean Sanberg was connected to the City of Sandusky via a local resident, Larry Knauer, who has been working with him to design the next boat they are preparing to manufacture. He is looking to produce this boat in Sandusky and approached the city's Revolving Loan Fund Committee to purchase the equipment, molds and paint stations to produce it. He is currently building the prototype in the former Calvary Temple building downtown which will be relocated to a building on George Street. The Revolving Loan Fund Committee unanimously recommended this loan over five years at four percent interest and will be collateralized via a Security Agreement for the equipment being purchased and with a personal guarantee from Dean Sanberg himself. Wesley Poole said Eric Wobser and Matt Lasko have been working on this project for quite some time and thanked them for the fine job in getting a company to come to Sandusky to build something and start this here.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #5 – Submitted by Matt Lasko, Chief Development Officer

APPROVAL OF OPTION AGREEMENT WITH BRAUHAUS BREWERY, LLC

Budgetary Information: If Brauhaus Brewery, LLC decides to move forward with the acquisition, the city will be due a purchase price of \$70,000 (a net amount of slightly less once closing costs are subtracted) to be returned to the Community Development capital projects fund. If the city executes its option to lease back space at 151 East Market Street, those expenses will be paid from the Economic Development capital projects fund.

ORDINANCE NO. 15-133: It is requested an ordinance be passed **declaring that certain real property owned by the city located at 151 – 161 East Market Street and identified as Parcel No's. 56-00435.000, 56-00438.000, 56-00437.000 and 56-00439.000 are no longer needed for any municipal purpose and authorizing the execution of an 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.

Upon motion of Jeff Smith and second of Scott Schell the commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Matt Lasko said Shad and Cindy Gunderson are the potential purchasers of these properties and the city purchased them at the end of August for approximately \$70,000. The city stepped in and took ownership of these parcels when San Bay was relocating to Cleveland Road. The city has been working with the Gunderson's on site selection in downtown Sandusky

and identified this as one building which would work very well for them. The city is proposing to enter into an Option Agreement for a 45-day contingency period and a 45-day closing period for \$70,000, and we would look to sell all four pieces of real estate. There is also a lease back option the city would have the ability to exercise which would allow us to lease a portion of the building at 151 East Market Street. The city would be able to lease back the ground floor with a 90-day option period for two years to lease this space which would be restricted for a municipal or recreational purpose. Eric Wobser thanked the Gunderson's for their potential interest in an option with this property in downtown Sandusky. This is a wonderful example of the type of public/private partnerships we have been able to forge while preserving a building. This project, along with the Gunderson's track record of success in their previous endeavors, make them a very natural fit. While this building was on the market, we began conversations with other potential tenants but we wanted to ensure this could go forward and commended Matt Lasko and the Law Department to help structure this in the most seamless way possible. If it turns out this project is not feasible, we are very comfortable with the Gunderson's owning the entirety of the property at a price of \$70,000. Dick Brady said it has not been very often we get an entrepreneur to show a willingness to invest \$2 million in the city and this is a terrific opportunity for everyone in the community. This commission has been about leveraging dollars and being open-minded to the business community and we finally have the spirit amongst the commission to make opportunities like this work and can get out of the way and let capitalism happen. Wesley Poole thanked the Gunderson's for choosing Sandusky and wished them success. Dennis Murray said the Gunderson's success with the Catawba Island Brewing Company has not yet been mentioned, and looks forward to raising a glass in Sandusky in a couple of years; this is the kind of smart government we want to be and we could very well have had two empty buildings. Instead, we have two significant investments and we need to let the private sector decide these issues while controlling our own destinies. It is scary to spend a significant amount of money on a building, and this is an investment in how things can turn out right.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #6 – Submitted by Matt Lasko, Chief Development Officer

APPROVAL OF GRANT AGREEMENT WITH SANDUSKY STATE THEATRE, INC.

Budgetary Information: The city will be responsible for providing \$12,800 in grant proceeds from the Economic Development capital projects fund.

MOTION FAILED: It is requested an ordinance be passed **authorizing and approving a grant in an amount not to exceed \$12,800 to the Sandusky State Theatre, Inc. in relation to the business located at 107 Columbus Avenue;** 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 Wesley Poole the commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Jeff Smith and Naomi Twine both said they are on the Sandusky State Theatre Board and will abstain from this vote. Dick Brady said his wife, Debe, is on the Sandusky State Theatre Board and will abstain from this vote. Dennis Murray said with the motion and second on the table, this will have to be voted upon and fail, then brought back when all of the commissioners are in attendance. Matt Lasko said the theatre is in the midst of a capital campaign to refresh the thresholds of the building because of security concerns, energy concerns and maintenance costs. As part of this campaign, they approached the city for a portion of the proceeds to fund Phase III in the amount of \$12,800. They approached the Housing & Economic Development Committee for grant proceeds conditioned upon a third party matching this amount which The Dorn Foundation has agreed to. This is for the replacement of eight exterior doors at the theatre. Wesley Poole said we are leveraging the

money and getting quite a bit for it. This is justified and he looks at the theatre as our downtown anchor just as many malls have anchor stores, this is **our** anchor store downtown and its long-term success is tied to this beautiful, historical building; we should do whatever we can to make it successful and this is a very small investment. This venue brings different people to Sandusky and gives us exposure. Dennis Murray said the SST has been very generous and cooperative with the city and a number of meetings have been hosted at their location on our behalf. Eric Wobser said the committee members recommend making this investment and over the past two weekends has attended events at the theatre including the Lake Erie Film Festival and the Oktoberfest and people have made investments in our city. Cuyahoga County has a ballot initiative to continue an excise tax for institutions like this and the impact has made a significant difference. This will support the culture and development of our downtown. Scott Schell said the Sandusky State Theatre has been a catalyst and renaissance for our downtown and the theatre has been an anchor for 87 years providing the city and the region with arts and culture. This very small investment in the theatre will come back to the community ten times in what they can provide the citizens and children and he looks forward to this coming back to the commission and allow the theatre to continue their improvements. This is a beautiful facility and building and if we do not continue to invest in it, it will be lost.

Roll call on the motion: Yeas: Scott Schell, Dennis Murray and Wesley Poole, 3. Abstain: Jeff Smith, Dick Brady and Naomi Twine, 3. The President declared the motion failed and asked for this item to be added to the Agenda at the next regular commission meeting.

ITEM #7 – Submitted by Matt Lasko, Chief Development Officer

AMENDMENT OF BUILDING CODE, SECTION 1341.03, ENTRY & INSPECTION

Budgetary Information: There is no budgetary effect of the proposed amendment to the Housing Code.

ORDINANCE NO. 15-134: It is requested an ordinance be passed **amending Part Thirteen (Building Code), Title Five (Additional Local Provisions), Chapter 1341 (Environmental Health Housing Code), Section 1341.03 (Entry & Inspection)**, and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Wesley Poole and second of Naomi Twine the commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Matt Lasko said this is a modest change grammatically although it will have a large impact on the way the city goes about implementing the current Housing Code. The Environmental Health & Housing Code is the main code under which the city provides inspections and hopefully achieve voluntary compliance or compel property owners to reinvest and make improvements. Historically the city has relied upon a complaint-based system with calls being received by the city about specific properties. This will remove the requirement for a complaint to be obtained in order to make a visual inspection of the property. Our Code Enforcement Officers are very well educated in their positions and this will allow them to write up violations without a written complaint. Residents will still be able to call in complaints. Dennis Murray said already this year, the number of citations is up by fifty percent and we have added a third Code Compliance Officer and anticipate adding a fourth next year. The objective is not to come down with a hammer on everyone, but to continue having conversations with our citizens about the expectations, how we need to change our behavior to meet these expectations, and cite more aggressively if this does not happen. Matt Lasko said we are looking for voluntary compliance and this is the ultimate goal. There is a three-pronged approach: increase in staffing, code modernization to be more effective, and back-end resources to help those property owners who do not have the means to tackle specific issues.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #8 – Submitted by Matt Lasko, Chief Development Officer**AMENDMENT OF GENERAL OFFENSES CODE, CHAPTER 531.08, NOTICE TO CUT; DUTY OF HOUSING CODE COMPLIANCE OFFICER**

Budgetary Information: There is no budgetary effect of the proposed amendment to Chapter 531 of the City of Sandusky codified ordinances.

ORDINANCE NO. 15-135: It is requested an ordinance be passed **amending Part Five (General Offenses Code) Chapter 531 (Nuisances Generally), Section 531.08 (Notice to Cut; Duty of Housing Code Compliance Officer)**, 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 Scott Schell the commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Matt Lasko said this is an alteration of the notice provisions as they relate to citing for abatement of high grass and weeds. The city is currently required to let our citizens know what our Codified Ordinances states by publicizing if once each year, and to provide at least one written notice if an issue perpetuates itself. This creates an issue where we cannot cite a property owner when there is already a violation (e.g. grass that is 8"+). After this, we are required to send a certified mailing and re-inspect; only then can we issue a cut notice and abate the nuisance which can tack 30 – 40 days onto an issue. We are proposing to change the notice provision where outside of the one-time annual notice, (usually in February), the city has the ability to immediately abate nuisances on vacant land and vacant properties. This will decrease the amount of time spent identifying and abating a nuisance for vacant properties. Dennis Murray said this is for vacant properties which are the overwhelming problem and we are not going after someone because their lawn mower has broken at an occupied structure. Based on the 100+ properties we have sent out this year for Goodwill Industries to abate, over 95% are vacant properties or lots.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #9 – Submitted by Aaron Klein, Director of Public Works**PROFESSIONAL DESIGN AGREEMENT WITH STUDIO GRAPHIQUE FOR WAYFINDING & SIGNAGE PROJECT**

Budgetary Information: The cost of the planning, conceptual design and final design services will not exceed \$91,500. During the application process, the city committed \$75,000 of Issue 8 infrastructure money for the project as a whole. Funding sources will be allocated accordingly.

ORDINANCE NO. 15-136: It is requested an ordinance be **passed authorizing and directing the City Manager to enter into an agreement for professional design services with Studio Graphique of Cleveland, Ohio, for the wayfinding and signage project;** 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 Scott Schell the commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Dick Brady said he is the principal owner of a company which provided specific information for some or part of this project and will abstain from voting on this issue. Aaron Klein said this has been talked about at a lot of neighborhood meetings and with businesses through the Comprehensive Plan and Bicentennial Visioning process. The city applied for the money through the Metropolitan Planning Organization several months ago and this would be for the design of the project which is scheduled to start immediately. They will be looking for persons to serve on stakeholder groups to help with the process for completion by the end of 2016. Eric Wobser showed several examples of different wayfinding signage from other communities. The planning consultants, City Architecture, said Sandusky is a textbook example

of why wayfinding signage would be good and we have a large number of visitors to the community each year who do not know about other amenities such as Toft's, downtown Sandusky, etc. In addition, there are very active nodes in the city which are not easily connected to one another. We have one of the most confusing street grids which can lead to even more confusion. We have received the fifty percent match for this project from ODOT; however, the vast majority of the funding will come from private partners as these stakeholders want to invest in a larger project such as this with the city as we head into our Bicentennial year. Dennis Murray said this type of signage is very helpful and identifies the boundaries and could pay for itself by directing people into our city and our downtown.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dennis Murray, Naomi Twine and Wesley Poole, 5. Abstain: Dick Brady, 1. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Dennis Murray, Naomi Twine and Wesley Poole, 5. Abstain: Dick Brady, 1. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #10 – Submitted by Aaron Klein, Director of Public Works

AGREEMENT FOR PROFESSIONAL SERVICES WITH ENVIRONMENTAL RATE CONSULTANTS, INC./K.E. MCCARTNEY & ASSOCIATES FOR STORM WATER UTILITY PROGRAM DEVELOPMENT

Budgetary Information: The fee for professional services is \$274,730 (price includes both phases) to be paid with the sewer fund. Phase I efforts include policy development and determination of current level of service cost which will be completed this year. Phase II, completion of policy development, billing system policy, rate study through the city commission presentation and executive summary final report will be completed in 2016. The \$3 storm water fee approved by the commission earlier in 2015 was established to pay for this analysis.

ORDINANCE NO. 15-137: It is requested an ordinance be passed **authorizing and directing the City Manager to enter into an agreement for professional services with Environmental Rate Consultants, Inc./K.E. McCartney & Associates team of Mansfield, Ohio, for the storm water utility program development project;** 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 Wesley 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 earlier this year, the water and sewer rates were adjusted to accommodate capital and other expenditures necessary. We are now looking to create a storm water utility for the entire city. We have a sewer fund which can be used for sanitary and combined sewers, but we do not do anything proactively for storm sewers and are out of compliance with the E.P.A. requirements. Jeff Keefe, the Assistant City Engineer, is going to be managing this process for the city and has extensive storm water experience and knowledge. This is a very extensive, detailed, step-by-step project that is proven and established country-wide to meet the needs of committees and groups established to organize and come up with the program. This may be in the form of credits for businesses who want to do the right things with their property. It will be a comprehensive program and uniform across the board and we will be able to tell them where to get their credits and how to meet the criteria. This will be expected to be done in approximately 12 months with \$50,000 less off of their price. Dennis Murray said this is a large and very important investment and the real cost of our sewer treatment system is not the sanitary system, the majority is the treatment of storm water. Aaron Klein said a lot of money is becoming available through grants or loans linked to storm water and usually requires some sort of a match and this fund is supplementing projects like the Jackson Street parking lot and the Warren Street improvements.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dennis Murray, Naomi Twine and Wesley Poole, 5. Abstain: Dick Brady, 1. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Dennis Murray, Naomi Twine and Wesley Poole, 5. Abstain: Dick Brady, 1. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #11 – Submitted by Aaron Klein, Director of Public Works**AGREEMENT FOR PROFESSIONAL SERVICES WITH STRAND ASSOCIATES FOR INFRASTRUCTURE EVALUATION OF THE CITY'S GENERAL PLAN FOR COMBINED SEWERS**

Budgetary Information: The estimated amount for the professional services agreement is \$56,000 which will be funded entirely with sewer funds. In the future, performing this evaluation may elicit a significant financial savings, or reduction in required expenditures from the sewer fund over the next 25 years.

ORDINANCE NO. 15-138: It is requested an ordinance be **passed authorizing and directing the City Manager to enter into an agreement for professional services with Strand Associates, Inc. of Cincinnati, Ohio, to perform a coarse level green infrastructure evaluation of the city's general plan for combined sewers,** 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 Scott Schell 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 the timing of this is coincidental, but interesting. This project takes the storm water program being implemented and our Combined Sewer Overflow (CSO) program and combines or links them together and creates our comprehensive sewer plan we desperately need. We have been under a Consent Decree since 1995 and have been implementing several projects from the initial plan established in 1997. The EPA asked us to reevaluate this plan and we submitted an addendum to the update and a revision to the addendum to the update. Jones and Henry have been utilized for this to come up with the approach of how big the sewers need to be to handle the flow and what processes we need to do it. This looks at the process from the start with Strand Associates who will look at our CSO plan from a green perspective to reduce the amount of water going into our system from the beginning of the process. The storm water utility will help to fund these projects as they are recommended or established by Strand Associates. They have a significant amount of recommendations for savings which will exceed the \$50,000 cost. Dick Brady said this is one of the rare opportunities for government to be proactive rather than reactive. The success this company has shared with the city is done through leveraging the kinds of investments that return twenty to forty times its cost, and we need to take prudent steps to think out of the box. Eric Wobser said he is excited about this project and coincidentally, the commission voted tonight to support a boat builder who chose Sandusky because of the wonderful opportunity to utilize our natural water resource and a brewery which will also utilize our water and these will help to ensure partnership with municipalities and other entities along Lake Erie to utilize its water for decades to come.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the ordinance: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the ordinance passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #12 – Submitted by Angela Byington, Director of Neighborhood Development & Planning**APPROVAL TO PREPARE REQUEST FOR PROPOSALS FOR PHASE II ENVIRONMENTAL SITE ASSESSMENT FOR FORMER G & C FOUNDRY PROPERTY**

Budgetary Information: The city does not have an estimate of the cost of service, however, believes it will be over \$10,000. The cost will be paid for out of economic development capital project funds (Issue 8).

RESOLUTION NO. 040-15R: It is requested a resolution be **passed authorizing and directing the City Manager to proceed with a Request for Proposals process for a Phase II environmental site assessment of the property located at 2806 West Monroe Street, Parcel No's. 58-00800.000, 58-02434.000 and 58-007799.000, and formerly known as G & C Foundry;** 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 resolution under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Angela Byington said a Phase I environmental site assessment has been conducted which did identify one area of concern and is why a Phase II is being recommended for completion. The property has been forfeited to the State and the Erie County Auditor has set a date in October for the sale. In Phase I, areas of staining and suspect containers were identified which may possibly contain potentially hazardous materials along with a former transformer on the site. It is recommended the city do its due diligence with a Phase II assessment prior to considering acquiring the property. The City is aggressively moving toward eliminating blight and this is one of the key properties we would like to go after. Wesley Poole thanked the staff for the work done as this property has sat vacant and been an eyesore for a long time. Dick Brady said the residents of West Monroe Street will thank the city for bringing this project to fruition and he and other commissioners hear from them a lot about this property. Dennis Murray said his understanding of the difference between Phase I and Phase II is historical research is done during Phase I (through the Erie County Recorder's office and the E.P.A.) and a visual surface examination after which a determination is made there may or may not be something to address further. During a Phase II, tests are actually undertaken of soils and other materials on the site to see how much of a problem we may have. There will be additional expenditures on the back end for someone if there are contaminants found but we may as well proceed with our eyes wide open.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the resolution: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the resolution passed under suspension of the rules and in accordance with Section 14 of the city charter.

ITEM #13 – Submitted by Angela Byington, Director of Neighborhood Development & Planning

DEMOLITION PROJECT FOR SEVEN RESIDENTIAL PROPERTIES

Budgetary Information: The total estimated cost for this project including advertising and miscellaneous expenses is anticipated to be over \$10,000. The cost will be paid with FY 2014 and FY 2015 Community Development Block Grant funds.

RESOLUTION NO. 041-15R: It is requested a resolution be passed **declaring the necessity for the city to proceed with the proposed CDBG FY 2015 residential demolition project #1; 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 Scott Schell and second of Naomi Twine the commission voted to approve this resolution under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Angela Byington said this is to continue our efforts to reduce blight in the city and these are vacant and tax delinquent properties. We will put this project out for bid and it will be torn down by the end of next year.

Roll call on the motion: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. Roll call on the resolution: Yeas: Scott Schell, Jeff Smith, Dick Brady, Dennis Murray, Naomi Twine and Wesley Poole, 6. The President declared the resolution passed under suspension of the rules and in accordance with Section 14 of the city charter.

CITY MANAGER'S REPORT

Upon motion of Scott Schell and second of Naomi Twine, the commission voted to accept a plaque from Jeff and Lauralee Krabill which has been placed in Facer Park (\$700 value). Eric Wobser said the city attended a plaque dedication prior to today's meeting at Facer Park which celebrates Sandusky's legacy with the Underground Railroad and also acknowledged the Erie County Ohio State Alumni Association whose members have adopted this park. The President declared the motion passed.

Eric Wobser said **Norfolk Southern will improve the riding surface for the crossing at Superior Street** in October.

Eric Wobser said **hydrant flushing has begun city-wide** and will last through October 30, 2015. Flushing will proceed from east to west.

Eric Wobser said the **new street reconstructions on Columbus Avenue and Water Street will offer ADA curb ramps and other unique amenities**; these are set to be completed mid-fall.

Eric Wobser said **all Police Department personnel will be attending training for Verbal Judo/Diffusing Conflict through Conversation on October 8 and Tactical Communications on October 13.**

Eric Wobser said **the city is working diligently to finalize a list of between five to fifteen additional properties to be demolished in late 2015 with FY 2015 CDBG demolition monies.**

Eric Wobser said the **City Commission approved the acquisition of the former Hopper's Mobile Home Park several weeks ago.** The city's decision to ultimately assume ownership was predicated on the results of groundwater and soil testing to ensure there was no contamination onsite. The city has received results of the testing and there is no contamination on site nor will remediation be required and we will look into potential ownership in the future.

Eric Wobser said **a \$2,000 grant through the Economic Development Projects Committee will go toward the fall cleanup on October 17**; this is being done in partnership with the Sandusky Register, Goodwill, Ohio Tire Terminal, Sandusky Steel, Barnes Nursery and residential activists.

Eric Wobser said on October 3, there will be a **cleanup in the Churchwell Park neighborhood** and is being organized by the Conestoga group.

Eric Wobser said there is a special **Board of Zoning Appeals meeting on October 8.**

Eric Wobser said the **Sandusky Transit System is currently engaged in gathering public feedback regarding fare modifications** planned for 2016.

Eric Wobser said **one third of the 84 trees in the boulevard slated for removal have been taken down and this project is made possible through the passage of Issue 8 and the tree inventory completed by the Soil & Water Conservation District.**

Eric Wobser said **grinding has been completed and paving has begun on Grant Street, Shelby Street, Pierce Street, Central Avenue and Hancock Street.**

OLD BUSINESS

None.

NEW BUSINESS

None.

AUDIENCE PARTICIPATION

Duane Koch, 3021 Venice Road, said his family has been in this home for 70 years but there is excessive train noise at his residence since the overpass was built. Norfolk Southern has quadrupled their train traffic and built a spur in this area. It used to be one horn blast or ringing of a bell and they would move on. Duane Koch said he understands there is federal law regulating this, but now these whistles are at 100+ decibels and are overzealous. Duane Koch said he understands what comes with living by train tracks but since the overpass was built, Norfolk Southern is moving all of the train traffic through Sandusky and the people in his neighborhood are getting the brunt of it. Since Norfolk Southern purchased the land by him, the grass is several feet high and the city comes out to cut it but was told the railroad is not responsible to pay for this which is hard to believe. Now a neighbor is cutting the first acre but the second acre is higher than the podium he is standing at. There is also a problem with the homeless and tents are across and beside these railroad tracks. Dennis Murray asked which crossing he is closest to and Duane Koch said he is on Venice Road near what used to be Huron Street; Dennis Murray asked about the facts regarding the railroad's limitations with blowing their horns. As to the issue with tall grass, Dennis Murray said he finds it difficult to believe the railroad is immune but there is no more arrogant organization than the railroad and the city should do everything it can to make them accountable. Matt Lasko said the railroad does not have any special type of immunity and they also own property on North Depot Street and Seavers Way which has been sporadically maintained this year. We are likely to post the north side of Seavers Way this week and we are addressing this and treating them in a similar fashion to other property owners. A lot of railroad property is tough to navigate to, but it is always helpful to know other available property to use for access.

Sharon Johnson, 1139 Fifth Street, said since the new overpass was built, there are high weeds in this area and this is a corridor into the city and it looks terrible. The City of Huron has been discussing the establishment of quiet zones and perhaps Sandusky can look into this. Sharon Johnson thanked Matt Lasko for the two amendments approved tonight regarding code enforcement and asked if the city can send notification to the owners first so they are not surprised or upset at being charged. Sharon Johnson asked about the results of the street survey. Eric Wobser said this will be addressed at the next commission meeting. Sharon Johnson asked about the balance of the Issue 8 money as it looks like it is getting tight. Dennis Murray said Hank Solowiej and the Audit/Finance Committee track this and it will be updated at the October meeting.

Upon motion of Naomi Twine and second of Wesley Poole, the commission voted to adjourn at 6:42 p.m. The President announced adjournment of the meeting.

Kelly L. Kresser, CMC
Clerk of the City Commission

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