

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

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

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, Trevor Hayberger – Acting Law Director, Hank Solowiej – Finance Director, Eric Wobser – City Manager and Kelly Kresser – Commission Clerk.

Upon motion of Jeff Smith and second of Julie Farrar, the commission voted to approve the minutes of the October 26, October 29 and November 5, 2015, city commission meetings and suspend the oral reading. The President declared the motion passed.

AUDIENCE PARTICIPATION

None.

PRESENTATION

Dennis Murray read a **Proclamation honoring the Erie County Community Foundation (ECCF)** for contributions made to the Sandusky community over the past twenty years since their inception. John Bacon, Immediate Past President of the ECCF Board, thanked the Commission for considering this Proclamation and said this started out as a Leadership class project and the ECCF has given away \$15 million in community grants since. Over thirty scholarship funds are also available for higher education through the Foundation and they are only limited by the good thoughts of citizens and leaders in the community to improve the quality of life for everyone. This Proclamation will be shared with donors later this week at a dinner honoring their past twenty years of contributions.

CURRENT BUSINESS

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

SECOND READING

ITEM #1 – Submitted by Brad Link, Public Services Director

PAYMENT FOR ROCK SALT FOR CY 2016

Budgetary Information: Funds for the purchase of bulk rock salt are routinely included in the Traffic Services operating budget each year.

ORDINANCE NO. 15-154: It is requested an ordinance be passed **authorizing and directing the City Manager to purchase bulk highway deicing rock salt for the Division of Traffic Services to be used in the CY 2016 from Morton Salt, Inc. of Chicago, Illinois.**

Upon motion of Naomi Twine and second of Jeff Smith, the commission voted to approve this ordinance at second reading. Roll call on the ordinance: Yeas: Wesley Poole, Naomi Twine, Scott Schell, Dennis Murray, Jeff Smith, Dick Brady and Julie Farrar, 7. The President declared the ordinance passed at second reading.

ITEM #2 – Submitted by Amanda McClain, Paralegal

ACCEPT NINE PARCELS THROUGH LAND REUTILIZATION PROGRAM

Budgetary Information: The cost of these acquisitions will be approximately \$450 to pay for the title exams and transfer fees that will be recouped upon the sale of the parcels. The city will not collect the \$10,324.70 owed to the city in special assessments, nor will the taxing districts collect the \$21,605.11 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 \$6,549.92 per year.

RESOLUTION NO. 046-15R: It is requested 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 Jeff Smith and second of Scott Schell, the commission voted to approve this resolution under suspension of the rules and in accordance with Section 14 of the city charter. Roll call on the motion: Yeas: Wesley Poole, Naomi Twine, Scott Schell, Dennis Murray, Jeff Smith, Dick Brady and Julie Farrar, 7. Roll call on the resolution: Yeas: Wesley Poole, Naomi Twine, Scott Schell, Dennis Murray, Jeff Smith, Dick Brady and Julie Farrar, 7. The President declared the resolution passed.

ITEM #3 – Submitted by Amanda McClain, Paralegal

PURCHASE AND SALE AGREEMENT FOR 230 CENTER STREET

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

ORDINANCE NO. 15-155: It is requested an ordinance be **passed declaring that certain real property owned by the city as part of the land reutilization program identified as Parcel #58-01867.000, located at 230 Center Street, Sandusky, is no longer needed for any municipal purpose and authorizing the execution of a purchase and sale agreement with respect to that real property**; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the city charter.

Upon motion of Julie Farrar 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: Julie Farrar said she spoke with the purchaser today who could not be here tonight, but is excited to get to work on this property. Dick Brady said the buyer is a very hard-working individual and this is exactly what the land bank program is for. Properties are being put back on the tax rolls and this property will retain a family and add to our population. Dennis Murray thanked the Land Bank Committee for their patience with this and for getting a better result.

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

ITEM #4 – This item was not read; Dennis Murray said it will be presented at the next City Commission meeting as he had some questions about our local government funding/ allocation.

ITEM #5 – Submitted by John Orzech, Chief of Police

AMENDING LEGISLATION FOR PUBLIC VEHICLE FOR HIRE (DRIVER'S LICENSES)

Budgetary Information: There is no budgetary effect of the proposed amendment to Chapter 747.13 of the City of Sandusky codified ordinances.

PASSED AT FIRST READING: It is requested an ordinance be passed **amending Part Seven (Business Regulation Code), Chapter 747 (Public Vehicle for Hire), Section 747.13 (Requirements for Public Vehicle for Hire Driver's License) of the codified ordinances of the City of Sandusky, in the manner and way specifically set forth hereinbelow.**

Upon motion of Jeff Smith and second of Scott Schell, the commission voted to approve this ordinance at first reading. The motion was amended by Wesley Poole and seconded by Naomi Twine to change “within ten years” to “within seven years”.

Discussion: Wesley Poole said this is a progressive ordinance to begin with and as he read it, because of the type of offenses, seven years should be enough time to get people back to work so they can become productive citizens. Wesley Poole said he discussed this with John Orzech and he (John) agreed this would be a good change. Dennis Murray thanked John Orzech for bringing this to the attention of the commission because when people have served their time and met other conditions, it is important to give them an opportunity to make things right and make them productive, taxpaying citizens of the community again. John Orzech gave credit to Amanda McClain, Phil Frost and Mike Campbell for their legwork in working with this program and for bringing this to his attention. This is a good law, but it needed to be tweaked a little bit.

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

ITEM #6 – Submitted by John Orzech, Chief of Police

PURCHASE OF FIVE 2016 CHEVY IMPALA POLICE SPECIAL VEHICLES

Budgetary Information: The cost for the vehicles is \$100,990 which will be paid for with capital improvement funds.

ORDINANCE NO. 15-156: It is requested an ordinance be passed **authorizing and directing the city manager to purchase five (5) 2016 Chevy Impala Police special vehicles through the State of Ohio Cooperative Purchasing program from Byers Auto of Grove City, Ohio;** and declaring that this ordinance 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 ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: John Orzech said he has been working with Troy Vaccaro on this and two cruisers and one SUV were in this year's budget cycle with three new additional cruisers to be added in 2016. It came to the city's attention the last date we could order Chevy Impalas is December 10 as their production will stop in March. If we do not order them now, we will have to replace the cruisers next year for an additional cost of \$7,000 each for all of the equipment within the vehicles, so essentially it would be a substantial cost savings to purchase them this year. The cruisers will be replaced as mileage-appropriate rather than all at once. Dick Brady said the Fleet Maintenance Staff does considerable work on the cruisers after they arrive rather than hiring this work out.

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

ITEM #7 – Submitted by John Orzech, Chief of Police & Dave Degnan, Fire Chief

PAYMENT FOR 9-1-1 EQUIPMENT AND REPLACEMENT & MAINTENANCE BILLING FOR 2016

Budgetary Information: The total amount of this expenditure is \$16,961.47. The replacement cost is \$9,342.22 and the maintenance cost is \$7,619.25. The cost will be paid with funds from the Police Department's 2015 operating budget in the amount of \$8,480.74 and from the EMS fund in the amount of \$8,480.73.

ORDINANCE NO. 15-157: It is requested an ordinance be passed **authorizing payment for replacement and maintenance costs pursuant to the 9-1-1 agreement between the City of Sandusky and Erie County;** 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 Jeff Smith, the commission voted to approve this ordinance under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: John Orzech said this is the city's share of the maintenance and replacement budget for the 9-1-1 system and the cost has been the same for quite some time.

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

ITEM #8 – Submitted by Aaron Klein, Director of Public Works

GRANT APPLICATION TO ODNR FOR NAVIGATIONAL AIDS ON BEHALF OF CEDAR POINT MARINA

Budgetary Information: This grant is funded one hundred percent by the Ohio Department of Natural Resources.

RESOLUTION NO. 047-15R: It is requested a resolution be passed **approving and ratifying an application submitted to the Ohio Department of Natural Resources Navigational Aids grant program on behalf of the Cedar Point Marina (Harbour Marina), owned and operated by Cedar Fair, LP, to replace twelve existing buoys;** and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

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

Discussion: Aaron Klein said twelve buoys are being replaced around the navigational channel between Big Island and the Cedar Point Drive Bridge.

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

ITEM #9 – Submitted by Aaron Klein, Director of Public Works

REBID OF 2015 WASTE WATER TREATMENT PLANT GRIT TANK EXPANSION PROJECT

Budgetary Information: The engineer's estimate of the total project cost including engineering, inspection, advertising and any miscellaneous expenses is \$1,320,000. This will initially be paid with sewer funds with partial reimbursement from Erie County pursuant to the sewer services agreement. Upon award of the contract, the city will be applying for a low interest Ohio Water Development Authority loan.

RESOLUTION NO. 048-15R: It is requested a resolution be passed **repealing Resolution #038-15R and declaring the necessity for the City of Sandusky, Ohio, to proceed with the proposed 2015 Waste Water Treatment Plant grit tank expansion project; approving the revised 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 Naomi Twine 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: Aaron Klein said this is in accordance with our General Plan with the EPA; the project was bid, but came in high mainly because the two contractors only spoke with one crane vendor. The crane vendor well exceed the ten percent offered with the Engineer's estimate of cost so this must be re-bid while encouraging multiple contractors to talk with multiple vendors rather than just one.

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

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

APPROVAL TO APPLY FOR COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANTS FROM U.S. EPA

Budgetary Information: The US EPA Assessment grants require no matching dollars but the city plans to hire T & M Associates to write the applications for \$2,500 which will be paid from the Community Development Capital Projects fund. The Community Development Capital Projects fund portion is made possible through Issue 8 funds.

RESOLUTION NO. 049-15R: It is requested a resolution be passed **authorizing and directing the city manager to file an application with the United States Environmental Protection Agency for FY 2016 Brownfields Assessment Grant funding;** 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 Julie Farrar, the commission voted to approve this resolution under suspension of the rules and in accordance with Section 14 of the city charter.

Discussion: Aaron Klein said this program allows cities to obtain funds to perform assessments on properties similar to what the city is doing with properties slated for demolition or are potentially acquiring. This will allow us to have assessments performed without use of any city funds (no match). If the city obtains the money, it will be received next summer with a fall date to be in contract. This can also be used for economic development purposes or for investors/private development coming into the city. This program allows the city allows to spend money on physical abatement and demolition rather than simply up-front costs.

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

ITEM # 11 – Submitted by Matt Lasko, Chief Development Officer

GRANT AGREEMENT & LOAN AGREEMENT WITH JANDREA, LLC

Budgetary Information: The city will be responsible for providing \$12,000 in grant proceeds from the economic development capital projects fund and \$24,000 in loan proceeds from the economic development capital projects fund.

- A. ORDINANCE NO. 15-158:** It is requested an ordinance be **passed authorizing and approving a grant in the amount of \$12,000 to Jandrea, LLC, in relation to the property located at 232 Jackson Street;** 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 Julie Farrar, 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 said he attended a wedding 25 years ago where Jeff Goretzki was a DJ and last year organized a gala at the Sandusky State Theatre. The couple did not stay together, but Mr. Goretzki's company is and he is confident the city is in good hands. Matt Lasko said both Jeff Goretzki and Andrea Smith have a great track record for their businesses which currently are in Perkins Township. They are proposing to renovate the Jackson Street side of the ground floor (appx. 3,500') at the Rieger Hotel building as an event venue. An approximate \$100,000 of interior construction and modest façade alteration to the spaces being proposed which would be funded with city grant and loan monies. The building owner will also be putting in a significant amount of building owner equity to redevelop this space. The legislation is for a \$12,000 grant payable when construction is complete, and a \$24,000 loan at two percent over five years with interest-only payments for the first three months during the

construction period and before the five-year amortization would start. This will be secured with personal guarantees and a security interest on the personal property and particular business. Dennis Murray thanked Matt Lasko for being open-minded and creative in this lending arrangement as these kinds of loans are sometimes difficult to make without real estate attached. In an older community like ours, it is incredibly important to find ways to make these kinds of loans and this is exactly the kind of business we would like to see in town as it will draw a lot of people into downtown Sandusky.

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

- B. ORDINANCE NO. 15-159:** It is requested an ordinance be passed **authorizing and approving a loan agreement in the amount of \$24,000 to Jandrea, LLC, in relation to the property located at 232 Jackson Street;** 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 Jeff Smith, 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: Wesley Poole, Naomi Twine, Scott Schell, Dennis Murray, Jeff Smith, Dick Brady and Julie Farrar, 7. Roll call on the ordinance: Yeas: Wesley Poole, Naomi Twine, Scott Schell, Dennis Murray, Jeff Smith, Dick Brady and Julie Farrar, 7. The President declared the ordinance passed.

Dennis Murray welcomed the Commissioners-Elect Greg Lockhart, Nikki Lloyd and Dave Waddington to the meeting. There was a fine field of candidates and Dennis Murray congratulated them on their election. Dennis Murray said there is a tradition of having the Commissioners-Elect sit at the table and participate by asking questions as the process unfolds during the next few weeks. An orientation process will be scheduled and he encouraged them to participate to the fullest extent possible. Dennis Murray suggested they learn and control the budget or it will control them and noted the Consolidated Annual Financial Report provides a much larger scope of the work the city does and he looks forward to working with the new commissioners.

CITY MANAGER'S REPORT

Eric Wobser said **Bronson Lillo was appointed as a full-time Police Officer** on October 22. Officer Lillo joined our Reserve Officer program in July of this year and replaces Jim Ommert, who retired in September.

Eric Wobser said the **Police Department passed out 500 finger flashlights, 500 glow bands and over 4,000 pieces of candy during the Halloween trick or treat events** throughout the week.

Eric Wobser said during the month of October, **130 students in Grades 1 – 4 from Sandusky City Schools and Sandusky Central Catholic Schools participated in a poster contest around the 2015 fire prevention theme: "Hear the Beep Where You Sleep: Every Bedroom Needs a Working Smoke Alarm"**. The winners were announced last week and will be picked up from school in a fire truck and taken to lunch at McDonald's. The two overall winners received four day passes to Kalahari. Eric Wobser thanked the sponsors for their support and said he appreciates all students and families who participated in fire prevention week. Winning designs can be viewed on the Sandusky Fire Department's Facebook page.

Eric Wobser said October 30 was a **community service day for high school students from Sandusky Central Catholic Schools**. The Fire Department was assigned 17 students who repainted 17 fire hydrants under the guidance of Fire Marshal, Steve Rucker. Students were also assigned to work with the Public Services Department and this was a great partnership between the City of Sandusky and Sandusky Central Catholic Schools.

Eric Wobser said a public meeting was held on November 4 regarding the **East End sewer project** and was well attended by adjacent property owners and stakeholders. Construction is scheduled to begin on November 16 at the Cleveland Road location and roughly on November 30 at the Third Street location.

Eric Wobser said members of the City Commission and Planning Commission met in the previous two weeks **regarding the Bicentennial Visioning process and thanked** the residents who attended and the members of both commissions for providing feedback to this process.

Eric Wobser said the city has received full reimbursement for the **emergency demolition of both 712 and 716 West Adams Street**. All \$21,000 expended by the city in August of 2015 has now been reimbursed and the city thanks the property owners and the insurance companies for their cooperation.

Eric Wobser said **asbestos testing on an additional eight properties** is complete and the city is awaiting the results of these tests. As soon as they are received, the city will move to bid out the demolition of the properties.

Eric Wobser said the **Board of Zoning Appeals** will be meeting on November 12 at 4:30 p.m. rather than the originally scheduled date.

Eric Wobser said **leaf season** is upon us and a complete schedule is available on the city's website when we will be picking them up in each neighborhood.

Eric Wobser said **the city will be observing Veteran's Day on November 11 and City Hall offices will be closed** for the day.

OLD BUSINESS

Dick Brady said he has been in contact with the Guerra's who own **property at the end of McEwen Street**. They have offered to unlock their gate for emergency service access throughout the winter. This will give city staff time to develop a real plan for providing a turnaround for private property owners. This is a good opportunity for the city to do it right, not do it fast, and the Guerra's are being sensitive to the neighbor's needs. Wesley Poole thanked the Guerra family for working with the city and considering those who live on McEwen Street after going to the expense of putting in this fence.

NEW BUSINESS

Upon motion of Dick Brady and second of Naomi Twine, the commission voted to hold an executive session regarding personnel, review of City Manager. Roll call on the motion: Yeas: Wesley Poole, Naomi Twine, Scott Schell, Dennis Murray, Jeff Smith, Dick Brady and Julie Farrar, 7. The President declared the motion passed.

Dennis Murray announced a Public Hearing will be set for the December 14 City Commission meeting for the purpose of discussing changes made by the Sandusky Planning Commission to the zoning code regarding brew pubs, microbreweries and large breweries.

AUDIENCE PARTICIPATION

Jeff Goretzki, JAndrea, LLC, thanked the city for its support with their project at the Rieger Building (Item #11) and said he believes it will be spectacular and is excited to be able to do business in downtown Sandusky.

At 5:46 p.m., the commission recessed the regular session of the meeting. At 5:50 p.m., the commission went into Executive Session. At 6:15 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