

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

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

City staff present: John Orzech – Police Chief, Dave Degnan - Fire Chief, Aaron Klein – Public Works Director, Matt Lasko – Chief Development Officer, Brad Link – Public Service Director, Stuart Hamilton – IT Manager, Don Rumbutis – IT, Justin Harris - Law Director, Trevor Hayberger – Assistant Law Director, Casey Sparks, Assistant Planner, Hank Solowiej – Finance Director, Eric Wobser – City Manager and Kelly Kresser – Commission Clerk.

Upon motion of Dave Waddington and second of Dick Brady, the Commission voted to approve the minutes of the August 22, 2016, meeting and dispense with the formal reading. The President declared the motion passed.

AUDIENCE PARTICIPATION

Bob Waldock, 2015 Cedar Point Road, said he would like to make three points regarding the potential relocation of City Hall. There is a parking issue on East Washington Row in spite of the parking study which said there is not. Today, he is getting ready to relocate his business out of downtown as he cannot serve his clients in the office on East Washington Row. During the recent car show, East Washington Row was closed and clients had to walk from a nearby parking lot. There is a need for replacement or relocation of the current city hall, but he is opposed to the idea of emergency legislation. Blighted areas are the new hot button for tax credits and the city has been having conversations about this for several years, but using the emergency language is unjust and unfair. Bob Waldock applauded current city staff members and city commissioners who have worked very hard to get this done and does not know when we have received as much grant money as we have recently. This move has been talked about for ten years and it is not so important now to utilize emergency legislation. Bob Waldock asked the opinion of the Chief Building Official and said in a 2014 Sandusky Register article, George Poulos was quoted about building a new City Hall for half of the estimated cost of \$6.7 million. Based on 21,568 SF at \$6 per SF, this cost is \$278 per SF to own a condominium and would like his (Chief Building Official) opinion.

Jim Miller, 3922 Deerpath and CEO of Civista Bank, said in 1983, the former Citizens Banking Company had a decision to make as their location no longer worked well as a banking office. The building did not have good bones, it was not handicapped accessible, there were HVAC issues, and no matter how much money they spent, it would simply not work. They had options to relocate outside of the city, but in the end the decision was made to remain in downtown Sandusky and \$2.5 million was invested in a new main office. They had been downtown for over 200 years and believed they should invest in their heritage. Though it has been slow, they have seen continued investment in downtown Sandusky during the past 30 years. As the community continues to evolve and become more recreation-oriented, people coming to town say how fantastic the downtown and waterfront is and ask why we are not doing more. A momentum is happening which sometimes occurs only in a generation. Now that we have the opportunity to relocate City Hall downtown, this will bring more momentum to revitalize properties; it will bring more people downtown during the business day to our restaurants and shops and will encourage more investment. Jim Miller said they have worked with customers in the Cleveland area who have utilized historic tax credits to revitalize property and in many cases the tax credits are worth more to them than the property and this is an incentive to do something. It is a unique component in a financing package to allow significant investment in property which ordinarily would not happen. It would be a shame to let this opportunity pass. The city now faces the same decision the bank faced in 1983; the easy decision is to do nothing or simply talk this to death. The bank supports the decision to taking the positive path and investing in our downtown. When people come to town to transact business at the bank, the last place he would bring them is City Hall which takes on the appearance of an East German housing project and it is time to do something and move on.

Carl McGookey, 615 Columbus Avenue and Chairman of the Bayfront Corridor Committee (BCC) said the BCC looks at waterfront development projects relative to Sandusky's strategic location on Lake Erie. At their August 4 and 17 meetings, this project was reviewed by the BCC and discussions included the architect's report and the proposal made by Vintage Development. After discussion, they believe strong competence was shown by those who worked on the plan. They like the mixed and innovative use of the property and believe the public needs to be educated on the ample parking available. There is value in having city hall near other government offices and this project has the potential to spur on additional development in the downtown area. There is also potential for the future development of the current City Hall site which is a plus for the city. At the August 17 meeting, the BCC passed a motion to communicate its support to the City Commissioners for the proposed project and request the City Commission to continue negotiating with all parties concerned to facilitate continued movement forward on this project.

Al Nickles, 3308 East Beverly Drive (residence) and 422 West Market Street (business) and Chairman of the Audit/Finance Committee, has seen ups and downs and said we have talked about City Hall for a long time and finally have an opportunity for a public/private partnership. Tax credits can make or break projects. Over time, Al Nickles said he has seen the city's finances and after the last few meetings he can say things are positive and there is absolute growth. Things are going in a positive direction and the city has cash flow. This project makes economic sense and the presentation of the breakdown for the project makes sense and the members the Audit/Finance Committee will continue to monitor it. The city's debt is starting to roll off and we will have the economics to do this and truly believes once things get moving in a positive direction, we will get more tax-paying businesses which will have a domino effect and a will be positive for the city. There is a timeline to apply for tax credits and the Audit/Finance Committee unanimously made the recommendation for the city to move forward and this will make things much better for the city in the future.

PUBLIC HEARING

Dennis Murray announced the opening of a Public Hearing regarding an amendment to Section 1151 of the city's Planning & Zoning Code regarding non-conforming uses.

Casey Sparks, Assistant Planner, said the proposed amendment will modify Section 1152.02 of the city's Code of Ordinances regarding a subsection for a nonconforming use requiring prior notice to property owners within 300' of the proposed site in which a substitution of a nonconforming use is requested. A substitution of a nonconforming use is issued through the Sandusky Planning Commission when a nonconforming use of a building is proposed for the same or a more restrictive use. Through the recent applications, communications with residents and Planning Commission members, it is important to propose this change which will allow residents to be notified of a substantial change to their adjacent property.

Dennis Murray asked if anyone wished to speak to this matter. There being no questions or comments, the President declared the Public Hearing closed.

CURRENT BUSINESS

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

ITEM #1 – Submitted by Matt Lasko, Chief Development Officer

LETTER OF INTENT FOR CITY ADMINISTRATIVE FACILITY

Budgetary Information: The budgetary impact of entering into the Letter of Intent (LOI) resulting in the development of the project and relocation of city administrative functions is outlined in detail within the attached LOI. However, it is important to note that the financial commitments of the city outlined in the LOI are conditioned on several major benchmarks being achieved. However, there is one non-conditional funding commitment contemplated within the attached LOI which is the commitment to provide \$80,000 in non-refundable predevelopment assistance to Vintage to offset a portion of the space planning, architectural and cost estimating services that will be required to secure funding commitments for the

project. These funds would be due in two equal installments of \$40,000 due on or before September 15, 2016 and November 15, 2016. These funds are to be paid from the city's capital account.

ORDINANCE NO. 16-146: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a Letter of Intent with Vintage Development Group, LLC related to the redevelopment of property; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

Discussion: Dave Waddington said he has had a lot of phone calls, texts and emails and feels he has done everything possible to educate himself on the Letter of Intent. Dave Waddington met and spoke with staff, attended the Audit/Finance Committee meetings, the public meetings held about City Hall, and will support this and be a "yes" vote.

Naomi Twine said she has done a thorough educational investigation of the proposed Letter of Intent and the proposal for the relocation of City Hall. She has received numerous calls and emails today and although she has not had the opportunity to return all of them, knows this is a passionate proposal which people feel strongly about on both sides. The information provided makes her comfortable to vote "yes".

Dick Brady said there are certainly two sides to every issue and the the city commission has heard from both sides on this one; it is very serious business when entering into a \$6 million to \$18 million opportunity for the city. He had serious concerns reading through the Letter of Intent and made the mistake of reading it as if it were a construction specification, but it is not. He has been assured and convinced by Matt Lasko and the developers this document is a second or third step in a very long journey. This document is a Letter of Intent, not a specification. Dick Brady said if he thought for one minute the city was agreeing to a shell of a building without electrical panels and fixtures or plumbing fixtures, he would perceive this as something less than a good opportunity. Dick Brady said he is convinced we can no longer kick this can down the street and this is an opportunity and the time for action is now. This commission has an opportunity and obligation to vote on this issue and vote their conscience and he is prepared to do this.

Wes Poole thanked everyone who participated in this and has researched this issue and said this has been portrayed as having opportunities and potential and down the road and feels this is possible. Before the city invests what will turn out to be around \$20 million for this and the new justice center, which is all risky, he believes the city should have had a conversation with the community about whether we want to go into debt for these buildings. There has been an adequate amount of time to do this and passing this under Section 14 with a short deadline requires voting this in without giving the community an opportunity to weigh in seriously. There have been a couple of meetings which the staff spent the bulk of the time to present information and characterizes these as a sales pitch, not a discussion. The past ten years have been spent discussing whether we should or should not move, but there has not actually been a community discussion. Different sides were presented at a commission meeting and this did not get much community input. Those in favor of this project will benefit from it and those who will pay for it recognize there are possible things which could make this fail and they will be unhappy for a long time. There is no reason not to wait to apply for these tax credits in May, 2017 after working out the problems. If there is not a parking problem, a parking management plan should be shown how it will be dealt with. The 2011 City Commission voted for City Hall to remain in its current location and allow Judge O'Brien to continue researching an addition for the Sandusky Municipal Court in front of the existing City Hall building. The Commission also voted to continue to offer expansion for the Municipal Court toward Meigs Street. The assertion has been presented we have been kicking the can down the road and not taking any action are not entirely accurate although he recognizes no actions have been taken, but some decisions have been made.

Nikki Lloyd said it is very exciting to be a part of this community and everyone being so excited about whether they like this concept or not and speaking up about it. Those who have reached out are appreciated and this opportunity has so many positives and cannot begin to go through them as there are so many. The city may have been talking about this for a long time, but asked how much longer they should talk about it before taking action. It is time to make a decision and the positives outweigh any other possibilities of staying here and agrees with Jim Miller to not bring anyone to the current City Hall for a meeting space. Part of saying Sandusky is an amazing place to be is being able to take future business owners and journalists around to a nice space to meet. We need to move on from this space and put more business where it needs to go. Nikki Lloyd said she does not believe there will be a parking issue because of the mixed use portion of the project. We will use the same parking spaces but at a different time of the day and the Bayfront Corridor Committee and Audit/Finance Committee support solidifies her vote and she is prepared to vote “yes” tonight.

Greg Lockhart said he has taken a lot of phone calls and has gone to other public forums and has not heard anyone in the public in favor of this. We have not vetted the public, only staff and city committee members. Part of what we are talking about is City Hall which started out many years ago as a hall where people gathered to discuss issues and concerns in a specific region or area which it served to enhance the life and quality of life of the people. Greg Lockhart said he is not sure taking City Hall and turning it into a condominium enhances anyone’s life; this enhances a business deal. The city is in the business of people, it is not in the business of business, and this is what we are doing here. A letter of intent is fine in and of itself, but asked what it does; this LOI intends to have the city move into a condominium and just because we can do it financially does not mean it is a good deal. This is a lifetime occurrence for the city and asked if turning City Hall into a condominium is the best decision we can make spending millions of dollars more than we thought we would. There are many ideas which have come before this and it has been suggested we could do this a lot cheaper, but questioned whether this is the best decision. Greg Lockhart said he does not see the bulk of the citizens here but he has heard from them and doubts everyone in the city is in support of this and many are confused about what the city will be getting for this money. We will not inhabit all three of these structures downtown, we will have a portion of them. Greg Lockhart said we will be moving the city’s administrative staff, but asked when the Municipal Court and Police Department will move. Eric Wobser said we are looking at approximately July, 2018, for the administrative offices relocation. There is more work to do including site selection for the justice center and there will be a twelve month lapse between relocation for this portion. Greg Lockhart said over the next three years the Police Department and Municipal Court will remain on Meigs Street which is a dilapidated building, but will be in a better financial situation yet we are in a hurry to move the administrative staff. It seems like we are rushing into something which is a life occurrence and we should take heed to this. There is no significant benefit to the people of Sandusky to do this – the benefit goes to business. We are not in the business of business, we are in the business of the people of the City of Sandusky. Greg Lockhart asked if there are other cities which rent their City Halls as condominiums and said he does not think so. Based on what he has heard and those he has talked to, this is not really a good idea and the people are not involved in this.

Dennis Murray read a letter into the record from Duffield Milkie, General Counsel and Executive Vice President of Cedar Fair which stated: “I am writing to you in connection with the recently approved plan to explore the relocation of the city building to downtown Sandusky. A proactive approach to making this move is consistent with the momentum that has been created through the city for greater economic development. As we have indicated on many occasions from our perspective, the more the area can grow and develop, the better it will be for the residents of Sandusky and Erie County. We are encouraged by this recent decision and the possibilities it will unlock for a higher and better use of the current site. We look forward to the continued growth and development of our area and an ongoing cooperative relationship with the city.”

Dennis Murray said no public officeholder ever wakes up and wants to invest in buildings, either to build new or to rehabilitate old buildings. We would all rather do the politically

popular and much easier thing of providing more immediate services. Instead, it is our responsibility to make sure the city has adequate facilities to support those services, now and in the future. As a city we have repeatedly requested and received the same advice – our Meigs Street facility is inefficient, at risk in several ways and is not worth significant reinvestment. No one – not a single soul – has put forth any evidence to the contrary. The fact is that our municipal facilities, particularly the Police Department and the Municipal Court, require a significant investment. Doing nothing is not a responsible option and it is instead a false choice. Waiting will only incur more expense in the form of repairs to a facility twenty years past its expected useful life, making its eventual replacement even more expensive. The real question is not whether we should invest \$16 to \$18 million; we know we have to do that. Instead, the real question is whether it makes more sense to reinvest those dollars in this facility, or to reinvest elsewhere and get a whole lot more for our investment in the form of the investment of millions of private dollars and the ability to stimulate more investment as a result, even as we open up this property to be reimagined. Just as a family cannot responsibly budget everything from food to cars or to vacations, or to a house or to entertainment, a city also has to do many things at the same time. We must invest in police and fire, streets, parks and trees and, yes, facilities. We have never said we would not one day address this issue. It has been looming over city government for well over ten years. This is the right time to undertake this project financially. As Matt Lasko and Hank Solowiej have explained, with large debt payments coming off of our books in the near-term, the project will allow us to make these necessary investments and reduce our debt payments by half, from \$1.2 million per year to \$600,000 per year. Not a penny of Issue 8 money would go into this project and, in fact, at its conclusion, the city would have more free cash flow available for either immediate services or investments in other capital projects ranging from streets to parks to trees. It is the responsibility of the commission to make decisions about our municipal facilities. We were elected to take a close look at all of the issues that a city faces. Facilities are just one part of the equation. Because we are committed to our elected responsibilities, we have studied these issues more than most people can or want to. That is why we have a representative democracy. As such, we cannot shirk our responsibility to make these decisions. When Issue 8 was passed, a critical component to the overall plan was much of the money had to be invested in economic development. In other words, if we spent all the money on services, we would end up in the same bind in ten years or so when the demand for services would exceed our revenues. The only way forward was economic development, so that we would grow the local economy and the local tax base. Sandusky is doing just that, and this project represents a unique opportunity to both replace facilities and attract substantial private development. Sandusky was built by optimistic, progressive and bold people. They embraced their future with confidence, and made calculated decisions about how best to invest in and build their future, all the while knowing that there are no crystal balls in personal or public matters. There are nearly an infinite number of variables and questions to be asked and answered going forward, from where the Police Department and Municipal Court will be located, to what they will look like, to what additional investment this might draw beyond the \$5 million being committed by Vintage Development, to what will happen to the current City Hall/Battery Park and former Surf's Up property. Each will no doubt be discussed and debated, but to wait to act on part until we know the answer to each and every question would simply lead to paralysis and no decision at all. If our predecessors acted this way, would we not find ourselves in the proud city in which we live today. This city has, for almost three years now, made a series of decisions designed to reverse a decades-long downward spiral. This is not the time to flinch, but to instead continue forward to secure our city's long term future. Today's decision is but one more – but also an important one – in a revitalization that we all know is working and with good stewardship can be secured for decades to come.

Roll call on the motion: Dick Brady, Dennis Murray, Nikki Lloyd, Naomi Twine and Dave Waddington, 5. Nays: Wes Poole and Greg Lockhart, 2. Roll call on the ordinance: Dick Brady, Dennis Murray, Nikki Lloyd, Naomi Twine and Dave Waddington, 5. Nays: Wes Poole and Greg Lockhart, 2. The President declared the ordinance passed in accordance with Section 14 of the city charter.

SECOND READING**ITEM #2 - Submitted by Stuart Hamilton, IT Manager****COMPUTER EQUIPMENT DISPOSAL**

Budgetary Information: There is no budgetary impact. These items will be donated to the Goodwill Industries of Erie, Huron, Ottawa and Sandusky Counties, Inc., at no cost to the city.

RESOLUTION NO. 044-16R: It is requested a resolution be passed authorizing the disposal of used computers and related equipment as being unnecessary and unfit for city use, approving their donation to the Goodwill Industries of Erie, Huron, Ottawa and Sandusky Counties, Inc.

Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to approve this resolution at second reading. Roll call on the motion: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. Roll call on the resolution: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. The President declared the resolution passed at second reading.

ITEM #3 - Submitted by Casey Sparks, Assistant Planner**AMENDMENT TO PLANNING AND ZONING CODE, SECTION 1151.02 (NONCONFORMING USE)**

Budgetary Information: There is no impact to the general fund.

PASSED AT FIRST READING: It is requested an ordinance be passed amending part eleven (planning and zoning code), title five (additional zoning requirements), chapter 1151 (nonconforming structures and uses), section 1151.02 (nonconforming uses) of the codified ordinances, in the manner and way specifically set forth hereinbelow.

Discussion: Dennis Murray said this is the subject of tonight's Public Hearing, is a good change and provides notice to the residents when changes are being contemplated by a neighbor's use of their property.

Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to approve this ordinance at first reading. Roll call on the motion: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. Roll call on the ordinance: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. The President declared the ordinance passed at first reading.

ITEM #4 - Submitted by Amanda McClain, Housing Manager**GIFT OF DEED FOR ACQUISITION INTO THE LAND REUTILIZATION PROGRAM**

Budgetary Information: The cost of this acquisition will be approximately \$545.00 to pay for the closing costs, title exams, deeds and transfer fees. The taxing districts will not collect the \$2,151.27 owed in delinquent taxes. However, all or part of these costs may be recouped and reimbursed upon the sale of the parcels.

RESOLUTION NO. 045-16R: It is requested a resolution be passed approving and accepting certain real property, identified as Parcel No. 57-03343.000 and Parcel No. 57-04414.000, located at 314 and 318 Reese Street, as a gift of deed 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 Nikki Lloyd and second of Wes Poole, the commission voted to approve this resolution under suspension of the rules and in full accordance with Section 14 of the city charter. Roll call on the motion: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. Roll call on the resolution: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. The President declared the resolution passed in accordance with Section 14 of the city charter.

ITEM #5 - Submitted by Amanda McClain, Housing Manager**SALE OF LAND BANK PROPERTY LOCATED AT 1023 BENNETT AVENUE**

Budgetary Information: The cost associated with this purchase & sale agreement is the total amount of the title search, deed preparation, and any other customary fees that may be due and payable in the ordinary course of the sale and purchase transaction. The City will recoup the cost of the expenses from the nonrefundable earnest money deposit of \$196.00 required to be paid by the Purchaser.

ORDINANCE NO. 16-147: 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 No. 60-00439.000, located at 1023 Bennett Avenue, Sandusky, is no longer needed for any municipal purpose and authorizing the execution of a purchase and sale agreement with respect to that real property; and declaring that this Ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

ITEM #6 - Submitted by Amanda McClain, Housing Manager**SALE OF LAND BANK PROPERTY LOCATED AT 1011 WARREN STREET**

Budgetary Information: The cost associated with this purchase & sale agreement is the total amount of the title search, deed preparation, and any other customary fees that may be due and payable in the ordinary course of the sale and purchase transaction. The City will recoup the cost of the expenses from the nonrefundable earnest money deposit of \$216.00 required to be paid by the Purchaser.

ORDINANCE NO. 16-148: 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 No. 57-00506.000, located on the east side of Warren Street, formerly known as 1011 Warren 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 Nikki Lloyd and second of Wes Poole, the commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter. Roll call on the motion: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. Roll call on the ordinance: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. The President declared the ordinance passed in accordance with Section 14 of the city charter.

ITEM #7 - Submitted by Hank Solowiej, Finance Director**VARIOUS PURPOSE BOND IMPROVEMENT NOTES****ACCEPT FISCAL OFFICER'S CERTIFICATES (3)**

Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept three (3) Fiscal Officer's Certificates. Roll call on the motion: Yeas: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. The President declared the motion passed.

Budgetary Information: This various purpose improvement note sale includes renewal and new issues. \$2,350,000 in notes will mature on October 6, 2016. The new various purpose improvement notes are in an amount of:

- \$1,500,000 (retire \$1,650,000) for Bayfront Urban Revitalization
- \$75,000 (retire \$150,000) for fire truck
- \$375,000 (retire \$450,000) for Venice Road grade separation

- \$1,200,000 for the Fire Department leader truck
- \$300,000 for the Street Department salt trucks

The prior issue contained \$100,000 for the Hayes Avenue underpass and this will be completely paid off.

- A. **ORDINANCE NO. 16-149**: It is requested an ordinance be passed providing for the issuance and sale of \$300,000 notes, in anticipation of the issuance of bonds for the purpose of acquiring salt trucks for the Street Department, and declaring an emergency.

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

Discussion: Hank Solowiej said we are looking at outstanding notes coming due on October 6. We will be paying down a portion of the principle balance and reissuing the balance. The two big pieces are adding to our notes for the purchase of our ladder truck and the salt trucks which we committed to purchasing last year. The Hayes Avenue underpass will be completely paid off and completely retired. Last year when these went to market and the city sold the bonds, Key Bank won this at a net cost of 0.623 of interest cost which was minimal/very low and we have been able to finance things at a very affordable rate. These will go to market next Tuesday and we will know then who will win the bid.

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

- B. **ORDINANCE NO. 16-150**: It is requested an ordinance be passed providing for the issuance and sale of \$1,200,000 notes, in anticipation of the issuance of bonds, for the purpose of acquiring a ladder truck for the Fire Department, and declaring an emergency.

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

- C. **ORDINANCE NO. 16-151**: It is requested an ordinance be passed providing for the issuance and sale of \$1,950,000 notes, in anticipation of the issuance of bonds, for the purpose of: 1) acquiring a triple combination fire pumper truck and appurtenant equipment for the Fire Department; 2) revitalizing the Bayfront Urban Revitalization Area by acquiring, clearing and improving certain properties in that area, undertaking the environmental cleanup and remediation of certain properties in that area, constructing road improvements and related utility and infrastructure improvements in that area, and otherwise improving that area; and 3) paying a portion of the cost of eliminating grade crossings by constructing the Venice Road Grade Separation project in cooperation with the Ohio Department of Transportation; and declaring an emergency.

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

ITEM #8 - Submitted by Hank Solowiej, Finance Director**ACCEPTING TAX RATES FOR CY 2017**

Budgetary Information: The City is required to accept the tax rates as determined by the Erie County Budget Commission before October 1, 2016. This approval establishes funding for 2017. The total amount for 2017 is \$2,329 lower than the total amount certified for 2016.

RESOLUTION NO. 046-16R: It is requested a resolution be passed accepting the amounts and rates as determined by the Erie County Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

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

ITEM #9 - Submitted by Matt Lasko, Chief Development Officer**DEMOLITION AND ABATEMENT OF FORMER G & C FOUNDRY CONTRACT**

Budgetary Information: The total project cost based upon the bid, including demolition and abatement activities and advertising, is \$275,264.40 (\$147.40 for advertising). The project will be paid for from the EMS fund.

ORDINANCE NO. 16-152: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Ed Burdue & Co., of Sandusky, Ohio, for the demolition and asbestos abatement of former G & C Foundry Project; and declaring that this Ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

Discussion: Dick Brady said Ed Burdue has learned the value of local preference as he won the bid by a mere \$456 on a \$250,000 job and this is great for him. Dennis Murray said Sandusky does have a local preference ordinance which charter cities are allowed to adopt. Aaron Klein said this preference is two percent within Erie County and less than that for surrounding counties. Wes Poole asked for a description of this project and what it will look like when complete. Matt Lasko said with the bid and demolition specifications, we will end with something that looks like the former Sandusky Cabinets property - a flat space with grass. Everything on the site, including the administration building and the two accessory structures, asbestos abatement, the deteriorated fencing and dead trees will be removed; site security will also be addressed.

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

ITEM #10 - Submitted by Angie Byington, Planning Director**PERMISSION TO BID CDBG FY16 RESIDENTIAL DEMOLITION PROJECT #1**

Budgetary Information: The total estimated cost for this project, including advertising and miscellaneous expenses, will exceed \$10,000. The cost will be paid with FY16 Community Development Block Grant Funds and Code Enforcement – Removal of Unsafe Structures Funds. A tax lien will be placed upon the properties for the costs of asbestos abatement and demolition.

RESOLUTION NO. 047-16R: It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed CDBG FY16 Residential Demolition Project #1; 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 Nikki Lloyd, the commission voted to approve this resolution under suspension of the rules and in full accordance with Section 14 of the city charter.

Discussion: Dave Waddington said 923 Ogontz Street will not be funded with CDBG funds while the rest of the properties will.

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

ITEM #11 - Submitted by Jane Cullen, Project Engineer

BIWW EMERGENCY INTAKE REHABILITATION AND CHEMICAL FEED LINE INSTALLATION PROJECT - CONTRACT WITH HANK'S PLUMBING & HEATING CO., INC.

Budgetary Information: The estimated total project cost based on bids, including construction, inspection, advertising and miscellaneous expenses is \$479,594.00 and will be paid with Water Funds.

ORDINANCE NO. 16-153: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Hank's Plumbing & Heating Co., Inc. of Toledo, Ohio, for the Big Island Water Works (BIWW) Emergency Intake Rehabilitation and Chemical Feed Line Installation project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

Discussion: Dennis Murray said we need to repair the emergency intake and get the chemical feed all the way out to address the contaminants in the water longer and with less harmful side products. This is a good way to get a better bang for our buck and make our water safer.

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

ITEM #12 - Submitted by Aaron Klein, Director of Public Works

BIWW EMERGENCY INTAKE REHABILITATION AND CHEMICAL FEED LINE INSTALLATION PROJECT - AGREEMENT WITH CT CONSULTANTS

Budgetary Information: The final cost for service is not to exceed \$35,500.00 and will be paid with Water Funds.

ORDINANCE NO. 16-154: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement for professional contract administration and inspection services with CT Consultants of Toledo, Ohio, for the Big Island Water Works (BIWW) emergency intake rehabilitation and chemical feed line installation 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 Nikki Lloyd, the commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter.

Discussion: Dick Brady said inspection services will be provided for this project, but not by the contractor.

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

ITEM #13 - Submitted by Jeff Keefe, Project Engineer

2016 STREET RESURFACING PROJECT - CONTRACT WITH PRECISION PAVING, INC.

Budgetary Information: The estimated cost of the project based on bids, including engineering, inspection, advertising and miscellaneous costs, is \$423,407.42 and will be paid with Capital funds (Issue 8).

ORDINANCE NO. 16-155: It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Precision Paving, Inc., of Milan, Ohio, for the 2016 street resurfacing project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

Discussion: Dave Waddington said this is for McKelvey, Franklin, Neil and Bell Streets which have not been worked on for twenty years. The tree areas will also be re-graded and curbs placed at these locations.

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

ITEM #14 - Submitted by John Orzech, Police Chief

DONATION OF DIVE EQUIPMENT TO THE OTTAWA COUNTY SHERIFF'S OFFICE DIVE TEAM

Budgetary Information: There is no budgetary impact. These items will be donated to the Ottawa County Sheriff's Office Dive Team.

RESOLUTION NO. 048-16R: It is requested a resolution be passed authorizing the disposal of used dive equipment and related items as being unnecessary and unfit for city use; approving their donation to the Ottawa County Sheriff's Office Dive Team; and declaring that this resolution take immediate effect in accordance with Section 14 of the city charter.

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

Discussion: Dennis Murray said this is a great example of cooperative work with another local law enforcement agency and said the Fire Department has taken on these responsibilities in recent years and it is not necessary to have duplicate equipment.

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

ITEM #15

INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS LOCAL #327 AGREEMENT

ORDINANCE NO. 16-156: It is requested an ordinance be passed ratifying, accepting and approving a collective bargaining agreement between the City of Sandusky, an Ohio Charter Municipal Corporation, and the International Association of Fire Fighters Local #327, the collective bargaining unit for certain employees of the Sandusky Fire Department, for the period January 1, 2016, through December 31, 2018, a copy of which is attached to this

ordinance; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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

Discussion: Dave Degnan said this process took slightly longer than they hoped for but in the end, the union and the city negotiated fairly. The union got some of what they wanted and the city did as well, which usually happens in negotiations. Overall, the stations will all three stay open and the city will be able to provide equipment to do their jobs safely and be well compensated.

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

ITEM #16 - Submitted by Stuart Hamilton, IT Manager; John Orzech, Police Chief; Dave Degnan, Fire Chief

PURCHASE OF DELL RUGGED TABLETS

Budgetary Information: The cost for this purchase will be \$25,869.50, and will be paid by the Capital Fund in the amount of \$15,000, and by the EMS Fund in the amount of \$10,869.50.

ORDINANCE NO. 16-157: It is requested an ordinance be passed authorizing and directing the City Manager to purchase ten (10) Dell rugged tablets and associated docking and mounting hardware from Ultralevel, Inc., of Southfield, Michigan, for the Sandusky Police and Fire Departments; 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 Nikki Lloyd, the commission voted to approve this ordinance under suspension of the rules and in full accordance with Section 14 of the city charter. Roll call on the motion: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. Roll call on the ordinance: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. The President declared the ordinance passed in accordance with Section 14 of the city charter.

ITEM #17 - Submitted by Kelly Kresser

A request has been received from the Ohio Division of Liquor Control for new C1 (*beer only in original sealed container for carry out only*) and C2 (*wine and mixed beverages in sealed containers for carry out*) liquor permits for Northcoast Oasis Cleaning Services dba Flash Drive Thru, 802 Hancock Street. It is requested the Commission authorize the Commission Clerk to notify the Ohio Division of Liquor Control the city does not request a hearing on this matter.

Upon motion of Dave Waddington and second of Dick Brady, the commission voted for the Commission Clerk to notify the Ohio Division of Liquor Control the city has no objection to this request. Roll call on the motion: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. The President declared the motion passed.

CITY MANAGER'S REPORT

Upon motion of Dave Waddington and second of Nikki Lloyd, the commission voted to accept a donation of \$800 from Brady Sign Company through Dick & Debe Brady for a new city seal sign for the wall in the City Commission Chambers. The President declared the motion passed.

Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to accept a donation in the amount of \$300 from the Kiwanis Club to go toward Leadership Erie County's Amvets Challenge project. The President declared the motion passed.

Upon motion of Naomi Twine and second of Nikki Lloyd, the commission voted to accept three donations to the K-9 Fund: \$50 from Marvin and Judith Mize, \$100 from Daughters of the American Revolution - Martha Pitkin Chapter and \$20 from Steve Wasserman. The President declared the motion passed.

Eric Wobser said we were notified by the **FBI Lt. Scott Dahlgren has been accepted to attend the FBI National Academy**, with studies taking place in Quantico, Virginia. The training commences on January 7, 2017 for ten weeks. The Academy is a prestigious training and educational opportunity attended by law enforcement executives throughout the world. There are generally 225 - 250 attendees per session, with four sessions taking place throughout the year.

Eric Wobser said the **Police Department has hired Andrew Metz, a Fire Fighter/EMT** who is going through paramedic school now. Andrew replaced Josh Cumston who recently left to take a job in Toledo.

Eric Wobser said the City of Sandusky **CY 2015 audit was released by the State Auditor's Office** on August 30, 2016, and it can be downloaded from their website. Based on the clean audit, the city will once again qualify for the Auditor of State Award for the 2015 year. The Auditor of State Award is presented to local governments upon completion of a financial audit that is in compliance with numerous accounting and auditing requirements.

The following projects are beginning or being completed through the Public Works Department:

- Fifth Street – construction to begin the week of September 19
- Caldwell Street – construction began the week of September 5
- East End Sewer Improvements update – contractor has remobilized and will be working at Farwell and East Oldgate Pump Stations over the next several weeks
- Surface Seal program (sealant for road crack repair) – no bids received because everyone is booked for the year and the plan is to roll this into a larger project in 2017
- 2016 sidewalk program will be brought to the September 26 Commission meeting

Eric Wobser said **the city accepted proposals until August 16, 2016 to complete six asbestos surveys throughout Sandusky**. The city has selected JP Incorporated of Oberlin, Ohio, as the contractor and surveys should be complete by the end of September.

Eric Wobser said on September 22, the city received **notification from the Ohio Development Services Agency our application for funding assistance to aid in the cost of expanding the downtown historic district was approved**. The full grant request of \$12,000 was awarded and will entirely offset the cost to the city of the historic professional services consulting contract entered into this summer.

Eric Wobser said public interest and usage of the **Housing Development & Beautification program funding** continues to be exceptional. Currently, approximately forty five percent of the funding is committed with seven applications pending review in only just over four months of availability. Interestingly, with regard to the exterior repair program, the \$70,000 in city assistance has resulted in total project costs and investments above city assistance of nearly \$210,000 – a three to one ratio when the program only required a one to one ratio of private investment compared to city investment. Stated differently, each dollar of city assistance is leveraging three dollars of private investment.

Eric Wobser said **the fall citywide cleanup will take place Saturday, September 24 from 9 a.m. to 1 p.m. at the Shelby Street Boat launch facility**. Please bring unwanted household items such as furniture, prescriptions, batteries and appliances. We cannot accept tires, hazardous waste products, paint or yard debris.

OLD BUSINESS

None.

NEW BUSINESS

Dave Waddington said there will be a Coffee with Commissioner session on Saturday, September 18 at 9 a.m. at Mr. Smith’s Coffee House with Commissioners Brady and Lloyd attending.

Upon motion of Dick Brady and second of Naomi Twine, the commission voted to hold an executive session regarding property acquisition. Roll call on the motion: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. The President declared the motion passed.

Upon motion of Dick Brady and second of Naomi Twine, the commission voted to hold an executive session regarding property acquisition. Roll call on the motion: Dick Brady, Wes Poole, Dennis Murray, Nikki Lloyd, Naomi Twine, Greg Lockhart and Dave Waddington, 7. The President declared the motion passed.

Upon motion of Dick Brady and second of Wes Poole, the commission voted to hold a Public Hearing on September 26 regarding the 2016 Sandusky Transit System budget and grant(s). The President declared the motion passed.

AUDIENCE PARTICIPATION

At 6:18 p.m., the President announced a recess of the regular session. At 6:25 p.m., the commission met in executive session. At 6:50 p.m., the commission returned to open session and the President announced adjournment of the meeting.

Kelly L. Kresser, CMC
Clerk of the City Commission

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