

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

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

City staff present: John Orzech – Police Chief, Dave Degnan - Fire Chief, Aaron Klein – Public Works Director, Matt Lasko – Chief Development Officer, Angela Byington – Director of Neighborhood Development & Planning, Brad Link – Public Service Director, Don Rumbutis – IT, Maria Muratori – Economic Development Specialist, 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.

Dennis Murray said Dick Brady has **revamped the city seal sign in the City Commission Chambers** and Dick Brady unveiled the new sign with his daughter and granddaughter.

Upon motion of Dave Waddington and second of Naomi Twine, the Commission voted to approve the minutes of the September 26, 2016, meeting and dispense with the formal reading. The President declared the motion passed.

AUDIENCE PARTICIPATION

Ted Kastor, 404 Linden Way, President of the Erie County Economic Development Council (ECEDC) said the city is considering continued funding for ECEDC tonight and thanked the commission for their past support. Economic development is a tough thing and in dealing with Sandusky, it is hard to market without competitive sights but with the city's vision and hard work, the city is creating these sights and the momentum is tremendous. Collaborating with the city and Maria Muratori, the city's Economic Development Specialist, will pay huge dividends. There has always been a city employee as a board member on ECEDC and Matt Lasko has provided a tremendous opportunity to learn about Sandusky's economic development and tailor their work around this vision.

Dan Moncher, 1908 Lake Forest Drive and Treasurer of ECEDC said he is here to solicit the support of the commission and as a member of the Audit/Finance Committee, lends his support and knows what is good for the City of Sandusky is good for the region and for Erie County.

Dennis Murray welcomed Eileen Borchardt and **students from the Sandusky Area Health Education Center** who are attending tonight's City Commission meeting and said these students are studying leaders and their characteristics as well as the pros/cons of Parliamentary Procedures for running meetings.

Dennis Murray welcomed Itai Yancey and said he wished to recognize him as city staff members had some communications with him during the last year and invited him here tonight as an example of what the youth in our community can do and how they can be effective in engaging with the city. About one year ago, Itai communicated with city staff and said Orlando Pace Park was not the way it should be, was dangerous and thinks the city could do better. He provided examples of positive ideas and suggestions we could use to make it better and provided ways to solve this problem. Itai stayed engaged and was respectful and the city took steps through our Public Services Department and thanked them. Dennis Murray said the city rededicated this park last week on Orlando Pace Day and was inspired by Orlando, but Orlando himself was inspired by Itai and was thankful for someone stepping forward in the community and engaging in this way. Dennis Murray thanked Itai for this example and asked if he would like to speak. Itai Yancey said he is here to share his story about Orlando Pace Park and his main thought was to improve the park and knew it would take a very long time. He worked with Brad Link and Kelly Kromer through the process and sent emails and knows it was all worth it and is happy his friends have a nice park to play at. Itai said this is a safe, fun park and is happy for other children in the neighborhood who can play basketball on a huge court and is grateful the biggest mission he has had has been accomplished and is happy to be supported by the people around him. Itai thanked everyone for their support and for working with him to have the park

fixed. Dennis Murray said there are a lot of fine young people in Sandusky and Orlando Pace challenged people last week to reach out to our youth and engage them and said it will be up to them to carry forward after those at the table are gone.

PRESENTATIONS

Aaron Klein said he is very passionate about the environment and in 1997, the city established a Combined Sewer Overflow (CSO) General Plan to expand our infrastructure for the sewers and to expand the plant to treat more storm water, combined sewer or any other water getting into our system. We have been doing projects since to check these off our list according to the EPA mandates and in 2012, we looked again at the General Plan to see if there was anything the city could do moving forward. We started negotiating with the EPA and they continually asked us to do more and finally reached a standstill. The city's plan showed about \$36 million worth of work over a 30 year period and the EPA wanted the city do \$122 million worth of work in a 15-year time period. At this point, we could not reasonably tell residents to pay this amount of money and started looking at a green infrastructure approach. The EPA gave us leniency for this and started to look at the source or the water before getting into the system for treatment. In 2005, the Commission approved a green infrastructure analysis as it relates to the General Plan. Aaron Klein introduced Kelly Kuhbender and John Lyons with Strand Associates to speak about the preliminary findings.

Kelly Kuhbender said she is thankful for the opportunity to work for the city and present the evaluation materials. The city has an estimated \$122 million to \$211 million of remaining potential proposed work on CSO control depending on how far the EPA wants to push. The affordability of this plan is an important consideration with 23% of the population below the federal poverty level, 42% of female-headed households with children below the poverty level, challenging vacancy rates and declining populations, the city has affordability challenges it needs to consider moving forward. This is the case with cities throughout the country and the U.S. EPA has been vocal about promoting the use of green infrastructure which is cost effective and environmentally preferable to help reduce the cost of CSO control. Sandusky has to spend a certain amount of money on CSO control but this environmental compliance requirement can be a catalyst for community enhancement. The scope of services included quickly completing an evaluation of the combined sewer area to identify potential for green infrastructure to cost effectively reduce CSO's and minimize the financial burden on the rate payers. At the onset of the project, no one had evaluated this and it was unknown if there were opportunities to use green infrastructure. The secondary objective was to utilize the green infrastructure results to inform ongoing negotiations with the EPA relating to the General Plan. In the inventory and analysis findings, mapping was created with all of the different information throughout the city to consider in looking for green opportunities. If storm water is pushed into the soil in different areas below the surface of the ground, infiltration rates will need to know if the ground can absorb the storm water and help reduce flow which is treated in our system. The city has a map showing depth of bedrock and there are areas with rich, shallow bedrock which needs to be taken into account as excavating through bedrock would increase costs significantly. Generally, the city is relatively flat but slopes near Mills Creek; the infrastructure is important to understand as to where storm sewers, combined sewers, sanitary sewers and diversion outfalls are located. The existing planned parks and planned bike paths were also taken into consideration to use CSO opportunities to help further the city's vision. It was also important to look at where publicly-owned property existed versus privately-owned property to locate features on property where it would make sense. Vacant lands or foreclosures were identified and the concepts for the city's Bicentennial plans were taken into account as part of the study. The boundaries of the combined sewer system were identified as it is believed to exist in the central area of the city. The preliminary green opportunities identified are based on preliminary planning level assessments using available GIS information and standardized assumptions to determine feature sizing, costs and estimated CSO benefits. Strategic separation is essentially offloading storm water from the combined system so that it no longer contributes to overflows but is done very strategically and only in locations where it is cost effective. Opportunities identified for strategic separation represent 19 million gallons of CSO reduction costing between \$.16 – \$.18 per gallon. The detention opportunities are depressed areas where storm water can be directed to areas, detained and held for a certain amount of time, and then slowly

released into the combined system. These opportunities do not offload the flow and direct it to the environment because this would not be cost effective. It is held until the system regains capacity and slowly released into the water treatment plant. Detention opportunities represent 8.5 million gallons of estimated annual CSO reduction at a cost of \$.02 - \$.18 per gallon. The water quality feature opportunities offload storm water runoff from the system, treating the storm water using a green infrastructure feature such as a rain garden, and release flows to the receiving streams after they have been treated. Calculations identified for water quality features are estimated to represent 52.5 million gallons of estimated annual CSO reduction at a cost of \$.16 - \$.27 per gallon. Kelly Kuhbander provided an example of CSO reduction at Jaycee Park with potential storm sewers which could be laid on streets to direct the storm water runoff from the surrounding neighborhood into green infrastructure features at Jaycee Park. In addition, when doing a CSO project like this at a park, it provides an opportunity to create trails, trees and other features to augment the park. Another example was shown near the Erie County Juvenile Justice Center and Industrial Nut Corporation to off-flow CSO water from the surrounding neighborhood treated with a water quality feature and could be an amenity for the community and then discharged to Mills Creek behind the facility. One more example was shown near Amvets Park where storm water features could be integrated and discharged to Sandusky Bay. Under Better Management Practices (BMP's), storm water is not proposed to be pumped from the surrounding neighborhood, rather it is proposed to manage the runoff from each individual site on the site. These can be public or private sites and would include green parking lots, green roofs, permeable pavements rain gardens or trees in parking lots. This could also be a grassy detention basin. The opportunities for site BMP's preliminary show 23 million gallons of estimated annual CSO reduction at an average cost of \$.32 per gallon. One example would be at the Firelands Regional Medical Center (FRMC) campus which has 35 acres of property in the CSO area and generates over 25 million gallon of approximate annual storm water runoff to the combined system. This could provide an opportunity for the city to partner with FRMC and implement features for them to control the runoff on their site. The Green Streets and Road Diet category was inspired by the Bicentennial vision and the streets identified would not necessarily be to incorporate bio-retention areas, but grassy areas to create a shallow depression in the grass or tree lawn to hold some storm water and slowly release it back into the combined sewer. There are a lot of opportunities to incorporate green streets and road diets with the potential to reduce CSO overflows by 85 million gallons at a cost of \$.11 per gallon. The gateway feature category incorporates aesthetic elements including vegetation, trees and/or flowers to add a gateway feel or a sense of place beyond a detention basin. These locations are small and tend to be located at intersections. The benefit of these features is potentially 13.8 million gallons of estimated annual CSO reduction at a cost of \$.29 per gallon. The last category for opportunity is redevelopment of vacant and foreclosed land putting regulations in place to restrict runoff from these sites by detaining storm water. Additionally, there could be an opportunity to purchase some vacant lots and put restrictions on them for future building. The potential redevelopment sites identified could provide a reduction of 34 million gallons of storm water runoff. All of the opportunities combined provide estimated green opportunity to reduce the city's CSO's by 202 million gallons. To put this number into perspective, the volume the city has to manage moving forward is somewhere between 168 million gallons to 215 million gallons. In conclusion, there are available green infrastructure opportunities within the combined sewer system in Sandusky and preliminary results indicate green infrastructure can be a cost effective alternative for Sandusky. Green infrastructure projects have the potential to reduce the additional \$122 million General Plan as proposed by the Ohio EPA. Further evaluation of green infrastructure opportunities is recommended. Several recommendations were provided including:

- 1) Update the combined sewer model as needed to evaluate and prioritize proposed green infrastructure projects;
- 2) Integrate green infrastructure projects with the Bicentennial Plan;
- 3) Coordinate other planned projects with the General Plan to minimize costs and maximize benefits;
- 4) Use updated model to refine sizing of planned gray projects;
- 5) Advance selected green infrastructure projects to preliminary design to confirm costs/feasibility;

- 6) Evaluate development/redevelopment regulations to achieve CSO benefits; and
- 7) Consider potential future water quality needs broader than CSO control.

The City of Sandusky has a very important water resource in Sandusky Bay and Mills Creek and Pipe Creek and should protect these water resources. However, there are huge areas with drainage which provide opportunities to collaborate on more regional solutions beyond just looking at the CSO systems. CSO control is at the heart of what the city is trying to do with this project; however, CSO control can have a much bigger impact. Larger environmental, social and economic impacts can help create more regional amenities, help create civic spaces, gateway features, reduce urban blight and be a catalyst for jobs and other beneficial environmental impacts.

Dennis Murray said this is a lot of information in a short period of time and said in context, we are talking about \$36 million of improvements over the next 15 years or so already planned to be made to the sewage system according to our court order, but the EPA has not agreed this is enough. With the EPA's proposed expenditures, this would cause an increase in sewer rates by a factor of ten which is a staggering number. Green infrastructure improvements would be approximately one third of this so this has potential savings of \$100 million. It is apparent some of the CSO's are a result of what our neighbors to the south are contributing to our system and it would be appropriate for the state and federal governments to contribute. We are just beginning this conversation and the savings is larger than anything the City Commission has talked about in the last couple of years. Aaron Klein said not only is this a savings to the city but piggybacked with the other plans, the amount of work and quality of life to be improved is more than just taking more material into our Waste Water Treatment Plant. With no EPA, federal or state dollars being contributed, these are all unfunded mandates and we are at a \$100 million in difference with the EPA; if we can reduce this to \$7 million instead, this is something we should look at.

CURRENT BUSINESS

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

SECOND READING

ITEM #1 – Submitted by Dave Degnan, Fire Chief

AMENDMENT TO FIRE PREVENTION CODE, CHAPTER 1505 (REGISTRATION OF VACANT COMMERCIAL AND INDUSTRIAL BUILDINGS)

Budgetary Information: There is no impact to the general fund as there is no cost involved.

ORDINANCE NO. 16-165: It is requested an ordinance be passed amending part fifteen (fire prevention code), chapter 1505 (registration of vacant commercial and industrial buildings), of the codified ordinances, in the manner and way specifically set forth hereinbelow.

Upon motion of Naomi Twine 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 ordinance: Wes Poole, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 6. Abstain: Nikki Lloyd, 1. The President declared the ordinance passed at second reading.

ITEM #2 - Submitted by Amanda McClain, Housing Manager

SALE OF PROPERTY LOCATED ON THE SOUTH SIDE OF CENTER STREET THROUGH LAND REUTILIZATION PROGRAM

Budgetary Information: The cost associated with this purchase and 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 deposits of \$154 required to be paid by the purchaser. The taxing districts will begin collecting approximately \$88.42 per year in real estate taxes.

ORDINANCE NO. 16-166: 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 #58-01391.000, located on the South side of 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 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: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. Roll call on the ordinance: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. The President declared the ordinance passed in accordance with Section 14 of the city charter.

ITEM #3 - Submitted by Amanda McClain, Housing Manager

SALE OF PROPERTY LOCATED AT 919 A STREET THROUGH LAND REUTILIZATION PROGRAM

Budgetary Information: The cost associated with these purchase agreements is the total amount of the title examination, recording and transfer fees, and survey and deed preparation. Any such costs shall be recouped by the city from the nonrefundable earnest money deposits required to be paid by purchasers upon sale. By returning this nonproductive land to tax producing status, the taxing districts will begin collecting real property taxes in the amount of approximately \$102.74 per year.

ORDINANCE NO. 16-167: 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 #58-02249.000 located at 919 A Street, Sandusky, is no longer needed for any municipal purpose and authorizing the execution of purchase and sale agreements 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 Dave Waddington 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: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. Roll call on the ordinance: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. The President declared the ordinance passed in accordance with Section 14 of the city charter.

ITEM #4 - Submitted by Amanda McClain

SALE OF PROPERTY LOCATED ON THE NORTH SIDE OF ARTHUR STREET THROUGH LAND REUTILIZATION PROGRAM

Budgetary Information: The cost associated with this purchase and 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 \$151 required to be paid by the purchaser. The taxing districts will begin collecting approximately \$151.42 per year in real estate taxes.

ORDINANCE NO. 16-168: It is requested an ordinance be passed declaring that certain real property owned by the city as part of the land reutilization program identified as Parcel #57-02742.000, located on the north side of Arthur 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 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. Roll call on the motion: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. Roll call on the ordinance: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. The President declared the ordinance passed in accordance with Section 14 of the city charter.

ITEM #5 - Submitted by Amanda McClain, Housing Manager**PURCHASE OF ELEVEN PARCELS THROUGH THE LAND REUTILIZATION PROGRAM**

Budgetary Information: The cost of this acquisition will be approximately \$922 to pay for the title exams and transfer fees. The city will not collect the \$20,705.03 owed to the city in special assessments, nor will the taxing districts collect the \$33,966.84 owed in delinquent taxes. However, all or part of these costs may be recouped and reimbursed upon the sale of the parcels. As the properties are put back into tax producing status, the taxing districts will once again begin collecting real estate taxes of over \$8,127.26 per year, which will greatly increase as the properties are redeveloped.

RESOLUTION NO. 059-16R: 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 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. Roll call on the motion: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. Roll call on the resolution: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. The President declared the resolution passed in accordance with Section 14 of the city charter.

ITEM #6 - Submitted by Maria Muratori, Economic Development Specialist**AGREEMENT WITH ERIE COUNTY ECONOMIC DEVELOPMENT CORPORATION (ECEDC) FOR CY 2016 & CY 2017**

Budgetary Information: The city will provide ECEDC \$30,000 in 2016 for services rendered and programs offered in 2016, to be paid to ECEDC on or before December 1, 2016. The city will provide ECEDC \$30,000 in 2017 for services rendered and programs offered in 2017. The \$30,000 in 2017 is to be paid to ECEDC quarterly with payments to occur on or before March 31, June 30, September 30 and December 15 of 2017.

ORDINANCE NO. 16-169: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement with the Erie County Economic Development Corporation for certain economic development and marketing services for calendar years 2016 and 2017; 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: Abbey Bemis, Executive Director of Erie County Economic Development Corporation. Abbey Bemis said economic development can be a tricky business and is glad to see it as a priority for the city to create more jobs in the community. ECEDC is a public/private partnership and the board is made up of government and private business representatives and is an extremely important structure to make the environment more conducive for growth. Investors are responsible to set activities for the organization and believe in the concept of regionalism as this is great for business. Recently, ECEDC assisted Mucci Farms to locate its U.S. headquarters in Erie County (City of Huron) and is a \$100 million dollar investment with over 200 jobs being created for the community. This will result in opportunities for the entire community with local contractors who may get work, signs needing to be made, banking, jobs, cars and new residents may have an opportunity to reside in the City of Sandusky. In 2015, ECEDC worked with the city's staff members to structure an agreement around this regional concept and said there are several deliverables including: 1) serving as the JobsOhio County Partner; 2) providing support to existing and new businesses; 3) advising partners and stakeholders; 4) business expansion & region program (BEAR); and 5) regional incubator for sustainability and entrepreneurship (RISE) program. Ryan Karbula was recently brought on to participate in both the BEAR and RISE programs and the RISE program is being expanded through the City of Sandusky for small business support and will kick off in the fall. Last year was an important year for the city to come up with a strategic plan and outline priorities and partnering with ECEDC is a great way to help create a vibrant city and is pleased Sandusky

recognizes the importance of regionalism. Dennis Murray thanked Abbey Bemis for coming and said ECEDC does a lot for Sandusky and the greater Erie County and many jobs in other political entities may be taken by Sandusky residents and makes us a beneficiary. When investors come to our community, they have the opportunity to speak with economic development officials who understand what they are looking for to release capital and invest in the community. Dave Waddington said he believes now, more than ever, we have a lot of wind at our backs and need to support ECEDC. He does not want to miss future opportunities; going forward as the city cleans up properties, someone from the outside may see a golden opportunity and does not want to have this get past us. Dick Brady said the city employs very gifted people performing economic development but we are stronger together with ECEDC and continues to support this partnership. Dennis Murray said this is a great example of regionalism and supports this.

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

**ITEM #7 - Submitted by Maria Muratori, Economic Development Specialist
GRANT AGREEMENT TO BOECKLING HISTORIC PROPERTIES, LLC**

Budgetary Information: The city will be responsible for providing \$10,000 in grant proceeds from the economic development capital projects fund on a reimbursable basis at the completion of the project.

ORDINANCE NO. 16-170: It is requested an ordinance be passed authorizing and approving a grant in the amount of \$10,000 to Boeckling Historic Properties, LLC, in relation to the property located at 614 Columbus Avenue; 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: Maria Muratori said the Economic Development Review Committee met and discussed this application for façade and sign renovation assistance and agreed to a \$10,000 façade grant and a \$3,000 grant for signage. They requested the sign be completed by the end of the year and we are working through some zoning issues with the property owner, Tom Bodner. If for some reason this requirement cannot be met, it will go back to the Committee. It was also requested this project be started by the end of the year and completed by June 30, 2017. The façade renovations include stucco repairs and painting; signage improvements consist of replacing the existing temporary sign with a permanent ground monument sign with brick columns and ground lighting. This building is designated in the National Register of Historic Places and the project was also submitted to the Landmarks Commission and approved on June 29. Tom Bodner said he purchased this building approximately two years ago and is familiar with it as he was a member of the Knights of Columbus for over thirty years. As the members aged, they could not continue to support the building. His background is in historic preservation as he majored in this in college with limited opportunities to do this around here. Tom Bodner said he would like to see this building redeveloped as an economically viable facility so as not to prolong or continue what has been done in the past. He will continue to offer rental facilities for weddings, showers, graduations and anniversary parties as well as office rentals and hopes to get a caterer to operate in the facility all of which would provide job opportunities. Dave Waddington said this is a great building and appreciates this being done in Sandusky and said we need more of it. Wes Poole said he has been in this building and is happy to see Tom Bodner involved in taking care of it and hopes he (Tom) will think about providing assistance to the city by participating on our Landmarks Commission. Nikki Lloyd thanked Tom Bodner for taking pride in the Boeckling House and loves historic preservation and is excited to see the finished product and the new signage. Dick Brady said anytime the city gets a developer, architect or a citizen choosing to renovate or spend money on a building, it is preferential to tearing them down. Dennis Murray thanked Tom Bodner for making this investment in the community.

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

ITEM #8 - Submitted by Matthew Lasko, Chief Development Officer

AUTHORIZATION TO BID DEMOLITION & ASBESTOS ABATEMENT OF FORMER WISTERIA FARM PROPERTY

Budgetary Information: The total estimated cost for this project including advertising and miscellaneous expenses will exceed \$10,000. After receipt and review of bids, staff will present a recommendation to the City Commission to enter into a contract with the firm that provided the lowest and best bid for the demolition and asbestos abatement. The proposed funding source for the demolition and asbestos abatement is the EMS fund.

RESOLUTION NO. 060-16R: It is requested a resolution be passed declaring the necessity for the city to proceed with the proposed demolition and asbestos abatement of the former Wisteria Farms project; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the city charter.

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

Discussion: Matt Lasko said this is a major nuisance residents have had to deal with and this half demolished building and nuisance conditions. This will be to prepare a bid for asbestos abatement on the brick piles and demolition of the existing structures (rear garage and half demolished building). We know from groundwater and soil sampling there are contaminants which will need to be addressed in the future. The city's receipt of Brownfield funds will allow us to develop a long term remediation plan. Dennis Murray said it can be maddening for residents of the city and these projects can take forever, but we have to move in a very deliberate way for potential bidders to know what conditions exist.

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

FIRST READING

ITEM #9 - Submitted by Jeff Keefe, Assistant City Engineer

AUTHORIZATION TO AMEND SEWER REGULATIONS & RATES

Budgetary Information: This change will maintain the current storm sewer rate for 2017, and change the storm sewer rate structure for non-residential properties based on an Equivalent Residential Unit in 2018. This change and funding has been incorporated into the five-year capital plan.

PASSED AT FIRST READING: It is requested an ordinance be passed amending Part Nine (Streets, utilities and public services code), Title Three (Utilities), Chapter 933 (sewer regulations and rates) Section 933.25 (rates) of the codified ordinances of the City of Sandusky in the manner and way specifically set forth hereinbelow.

Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to approve this ordinance at first reading.

Discussion: Aaron Klein said in 2015, we established a \$3 rate for the storm water utility per bill in 2017, this is scheduled to change to \$3 per equivalent residential unit (a storm water term). We have not done enough public involvement with the business community or non-residential property owners and we are going to speak with them to make sure they understand what this is. We are looking to delay this by one year and make it effective in 2018. This will alleviate

issues with new software in the Finance Office which will become effective after the first of the year. Dennis Murray said this is not something we have a choice about, it is something the EPA has said we have to do. Many businesses may have parking lots and we will be asking them to pay a lot more than they are today and when this happens, it will cause a great deal of concern and applauds the city's efforts to take the time and explain this to those affected. They will have the opportunity to divert some of the storm water much like the green infrastructure projects talked about tonight. There is a big deal to come before the City Commission at a later date dealing with storm water runoff and we have to do because of EPA mandates. Wes Poole asked what the education plan and timeline is for those affected by this. Aaron Klein said in March, we will establish a Technical Advisory Committee to help inform the community about these changes. It is important to establish a desired level of service to essentially create a wish list on how we want to maintain our storm and sewer systems with the Committee members. Dick Brady said the education component is critically important because of the impact to our commercial friends and any renovations they are considering could contain a green energy component to defray some of these kinds of costs. Wes Poole asked if the City Commission will have to pass legislation regarding this delay in the future. Trevor Hayberger said we changed the 2017 increase to include the equivalent residential units and we are taking this out for 2018.

Roll call on the motion: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. Roll call on the ordinance: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. The President declared the ordinance passed at first reading.

ITEM #10 - Submitted by Brad Link, Public Services Director

APPROVAL TO PURCHASE PLAY EQUIPMENT FOR WILBERT STREET PARK

Budgetary Information: This purchase in the amount of \$25,602.65 will be paid for using CDBG funds.

ORDINANCE NO. 16-171: It is requested an ordinance be passed authorizing and directing the City Manager to purchase playground equipment and associated surfacing from David Williams & Associates/Gametime of Alliance, Ohio, for the Wilbert Street Park; 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 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.

Discussion: Brad Link said city personnel will demolish the existing structure and replace it with this new equipment.

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

ITEM #11 - Submitted by Brad Link, Public Services Director

PAYMENT TO ERIE MATERIALS FOR ASPHALT AND PAVING MATERIALS FOR STREET REPAIRS

Budgetary Information: Issue 8 capital funds will be used to pay for this project.

ORDINANCE NO. 16-172: It is requested an ordinance be passed authorizing and directing the City Manager to expend funds to Erie Materials, Inc., of Sandusky, Ohio, for asphalt and paving material to be supplied for in-house street repairing projects; 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: Dennis Murray said some of these roads have been milled and are ready to go. Dave Waddington said Second and Third Streets are another example of listening to residents and making things happen and this is exciting. Previously, the city was not in a position to do these types of projects in the community. The city is receptive and pushes this back to Issue 8. Greg Lockhart said he agrees this is a great thing and has also received calls about Third Street which looks like a third world country. This weekend, Greg Lockhart said he was at Porter's Memorial Church and there was a large chuckhole at the end of the driveway but now this has been repaired. Dennis Murray said it is a great thing to have these types of resources and listening to the residents.

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

ITEM #12 - Submitted by Brad Link, Public Services Director

PAYMENT TO ERIE MATERIALS FOR ASPHALT AND PAVING MATERIALS USED AT SBP PROPERTY

Budgetary Information: Street operating funds will be used to pay for this project.

ORDINANCE NO. 17-173: It is requested an ordinance be passed authorizing and directing the City Manager to make payment to Erie Materials, Inc., of Sandusky, Ohio, for asphalt and paving material supplied for the resurfacing of the Sandusky Bay Pavilion parking lot; 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 work was much needed and there was a lot of water pooling which has been corrected.

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

FIRST READING

ITEM #13 - Submitted by Brad Link, Public Services Director

PAYMENT FOR ROCK SALT FROM DETROIT SALT COMPANY FOR CY 2017

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

PASSED AT FIRST READING: 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 2017 from Detroit Salt Company, LLC of Detroit, Michigan.

Upon motion of Naomi Twine and second of Nikki Lloyd Twine, the commission voted to approve this ordinance at first reading.

Discussion: Dave Waddington said the city used approximately 300 tons last winter season and going forward, this will be delivered to the City Service Center. The city has the ability to pick up another 2,100 tons of salt before the end of the year. Dennis Murray said this is another great example of regionalism to make a larger purchase of salt at economy of scale and acknowledged County Engineer Jack Farschman for starting this many years ago.

Roll call on the motion: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. Roll call on the ordinance: Wes Poole, Nikki Lloyd, Naomi

Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. The President declared the ordinance passed in accordance with Section 14 of the city charter.

ITEM #14 - Submitted by Marvin Ranaldson, Transit Administrator

AUTHORIZATION TO ACCEPT GRANT FROM ODOT FOR FY 2017 OHIO ELDERLY & DISABLED TRANSIT FARE ASSISTANCE PROGRAM

Budgetary Information: The state grants have a significant impact on the transit system's budget, as they comprise approximately six percent of the total operating budget. These funds are also used as matching funds, which allows the city to draw down its funds from the Ohio Department of Transportation Rural Transit program grant. Without this state funding, service would have to be restructured or reduced. The E & D program provides state funds to reimburse STS reduced fares, no greater than one half the regular adult fare to the elderly and people with disabilities in the City of Sandusky and Erie County. These funds offset the farebox loss incurred by STS as a result of offering these reduced fares.

RESOLUTION NO. 061-16R: It is requested a resolution be passed authorizing and directing the City Manager to accept a grant in the amount of \$16,023 from the Ohio Department of Transportation FY 2017 Elderly and Disabled Transit Fare Assistance program for the Sandusky Transit System; 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 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: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. Roll call on the resolution: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7. The President declared the resolution passed in accordance with Section 14 of the city charter.

ITEM #15 - Submitted by Marvin Ranaldson, Transit Administrator

AGREEMENT WITH ERIE COUNTY BOARD OF DEVELOPMENTAL DISABILITIES FOR TRANSPORTATION SERVICES

Budgetary Information: STS will receive \$19.31 per trip and a ten percent administrative fee on fare media purchased from the Erie County Board of Developmental Disabilities for the length of the proposed contract. Funds collected will be used to offset the capital, planning and operating expenses associated with the 5311 Rural Grant program.

ORDINANCE NO. 16-174: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an agreement for transportation services between the City of Sandusky and the Erie County Board of Developmental Disabilities for the period of November 1, 2016, through December 31, 2016; 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: Dennis Murray said this is another form of regionalism and the STS provides transportation services at a cost effective rate for the ECBDD.

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

CITY MANAGER'S REPORT

Upon motion of Naomi Twine and second of Dave Waddington the commission voted to accept a donation of 50 tons of stone from Hanson Aggregate for the Police Department's shooting range building. The President declared the motion passed.

Upon motion of Dave Waddington and second of Naomi Twine, the commission voted to accept 50 pumpkins from Mulvin Farms for the Fall into the Greenhouse event that took place this past weekend at the Sandusky Greenhouse. The President declared the motion passed.

Upon motion of Dave Waddington and second of Wes Poole, the commission voted to accept a donation in the amount of \$100 from Matt Keech and The Cameo for the Green Fund. The President declared the motion passed.

Upon motion of Naomi Twine and second of Dave Waddington, the commission voted to accept an Anonymous donation of \$20 for the K-9 Fund. The President declared the motion passed.

Eric Wobser said **Police Officers are wearing pink badges during the month of October in support of Breast Cancer Awareness month.**

Eric Wobser said **the city successfully sold its \$3,450,000 various purpose notes** on September 20 to TD Securities from New York, New York. The net interest cost was 1.165% and the notes will mature in October, 2017.

Eric Wobser **congratulated Jake Piechocki and Al Percival** at Big Island Water Works facility for passing their **operational laboratory certification and Carl Pickering for receiving his full laboratory certification.** Also, congratulations to **Kevin Fitz for obtaining his Operator I certificate** at the Waste Water Treatment Plant. These certifications are not easily obtained and require many hours of training and hands-on experience. All are critical to daily operations and plant certifications required by Ohio EPA.

Eric Wobser said **Senator Sherrod Brown hosts state-wide media members on a weekly basis to discuss important topics.** Staff was asked to participate in a conference call a couple weeks ago at the Senator's request "since the city is working aggressively on its CSOs and has made some green infrastructure improvements". The conference call, which was also attended by Tom Jackson of the [Sandusky Register](#), was in reference to a new bill recently proposed by the Senator's office to support green infrastructure, provide funding for expensive CSO improvements, reduce harmful algal blooms, reinvest in the successful GLRI program and many other initiatives.

Eric Wobser thanked **Jimmy Gamblin for his many years of experience in the Sewer Maintenance Division** and wished him luck in the future. The **city is now accepting applications for a Maintenance II position** in that division and experience with construction of sewer systems is preferred.

Eric Wobser said a **grant application will be submitted to the Grace Episcopal Church** requesting \$1,000 for winter items (hats, gloves, etc.) to be distributed to families and children in need throughout the City of Sandusky. No match is required and the application is due October 14. If the grant is awarded, staff will bring legislation back for ratification.

Eric Wobser said the City Commission recently approved entering into **contract with Ed Burdue and Company for the demolition and abatement of the former G & C Foundry site.** The city is finalizing contract books and hopes to issue a Notice to Commence in the upcoming weeks.

Eric Wobser said the City of Sandusky is proud to announce the return of the Sandusky **P.R.I.D.E. (Pride Results In Desirable Environments) Awards.** The awards are given to ten residential and two commercial property owners each year for significantly improving or superbly maintaining their property. The city is now accepting nominations through 5 p.m. on

December 2. Any residential or commercial property located within the City of Sandusky limits is eligible for nomination. Nomination forms are available at City Hall and can be submitted to the Department of Development; for questions or details, contact Neighborhood Outreach Coordinator Talon Flohr at tflohr@ci.sandusky.oh.us or by calling 419.627.5730.

Eric Wobser said the next **public meetings regarding changes to the Sandusky Transit System** will take place October 13 at 11 a.m. at City Hall and October 19 at 6 p.m. at the Central Fire Station. Public input on these services changes is welcome.

Eric Wobser said the city collected 22 tons of debris at the **Drive Thru Dump Day** and thanked the business' who participated: Goodwill, Barnes, Cyclone Services, Sandusky Steel and Interstate Battery. We look forward to the partnership with Sandusky Steel for the next three Saturdays in addition to the April 29, 2017 Drive Thru Dump Day. Sandusky Steel will accept bulk items, including furniture and appliances, and questions can be directed to 419.627.5884.

Eric Wobser said the Sandusky Chapter of the NAACP is hosting a **voter forum** at the Sandusky Library on October 15 at 10:30 a.m. Justin Harris and Dick Brady will be speaking about the city's Charter issue on the ballot regarding term limits.

OLD BUSINESS

None.

NEW BUSINESS

Dave Waddington said he and Commissioners Lloyd and Twine will join him at a **Coffee With Commissioner** meeting Saturday at Mr. Smith's Coffee House downtown beginning at 9 a.m.

Greg Lockhart said he and Dave Degnan were discussing the **new ladder truck** for the Fire Department and thinks it would be a good idea to show off this new piece of equipment which the taxpayers helped to pay for.

Greg Lockhart congratulated **Angela Byington for becoming the new President of the Ohio Conference of Community Development.**

Upon motion of Dick Brady and second of Naomi Twine the commission voted to hold an executive session regarding pending litigation. Roll call on the motion: Wes Poole, Nikki Lloyd, Naomi Twine, Dennis Murray, Greg Lockhart, Dick Brady & Dave Waddington, 7.

AUDIENCE PARTICIPATION

Mark Norman, 1016 Third Street, thanked the city, Tom Speir and his crew, for the planters throughout the downtown, Cleveland Road and on Sycamore Line which help to beautify the city.

Carrie Beier, Superintendent of the Board of Developmental Disabilities, 4405 Galloway Road, expressed her appreciation for continued partnership and collaboration for citizens who need the most support to thrive in the community. This has been an ongoing partnership and this helps look toward the future.

At 6:55 p.m., the President announced a recess of the regular session. At 7 p.m., the commission went into executive session. At 7:24 p.m., the commission returned to open session and the President announced the meeting was adjourned.

Kelly L. Kresser, CMC
Clerk of the City Commission

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