

President Brady called the meeting to order at 5:00 p.m. followed by the Invocation, given by Mr. Meinzer and the Pledge of Allegiance.

The Clerk called the roll and the following Commissioners responded: Wesley Poole, Dennis Murray, Dick Brady, Steve Poggiali, Dave Waddington, and Mike Meinzer, 6. Upon motion of Mr. Waddington, and a second by Mr. Poggiali, the commission voted to excuse Mr. Harris. President Brady declared the motion passed.

City staff present: John Orzech – Interim City Manager, Colleen Gilson – Interim Asst. City Manager, Cody Browning – IT Manager, Tiffany Rufo – GIS Analyst, Don Rumbutis – IT Technician, Brendan Heil – Law Director, Michelle Reeder – Finance Director, Jared Oliver – Police Chief, Mario D’Amico – Fire Chief, Aaron Klein – Public Works Director, Arin Blair – Chief Planner, Nicole Grohe, CDBG Program Administrator, Marcus Harris – Diversity & Economic Manager, and Cathy Myers – Commission Clerk.

Upon motion of Mr. Waddington and a second by Mr. Poggiali, the commission voted to approve the minutes of the April 24, regular meeting and suspend the formal reading. President Brady declared the motion passed.

AUDIENCE PARTICIPATION

None.

OFFICER SWEARING IN

Mr. Orzech, Interim City Manager, conducted the promotional swearing in of firefighter Jared Burkey. “I, recognizing my fundamental duty as a firefighter of the City of Sandusky Fire Department, do solemnly swear to uphold the standards of my profession by safeguarding the lives and property of our citizens against the threat of fire and disaster. I promise to obey the duly constituted laws of the United States of America, the State of Ohio, and the City of Sandusky and to accept the badge of my office as a symbol of public faith, leadership, and trust to be honored for as long as I remain a firefighter of the City of Sandusky Fire Department. I will continually strive to serve our community and to be an influence for good before my fellow officers and firefighters to the best of my ability, so help me.” Chief D’Amico stated Jared was from the Kent area where his family owns a landscaping company. He most recently worked for Tiffin Fire Department before coming to Sandusky. His girlfriend lives in Perkins township. He attended Columbus State University where he earned his 240-hour firefighter and his EMT certification. He is currently enrolled in EHOVE paramedic school. Jared enjoys hunting in his spare time. Welcome to Sandusky.

PRESENTATION: South Side Plan, Arin Blair, Chief Planner

Ms. Blair stated she was pleased to bring this presentation to the Commission. This was designated by former City Manager Wobser as the most important things to focus on which became an exercise in understanding how long it takes to how long it takes to refine an RFQ process, select a consultant, come up with a scope, engage with the community, which we have done, and she believes we have done it well. She enjoyed getting to know so many residents and stakeholders in the South Side through this process. She is even more excited to begin implementing this plan. The project manager, a landscape architect and urban planner from SmithGroup, based in Washington D.C., Kendra Hyson, is joining us from Teams to walk us through a high-level overview of the contents of the South Side plan. This is a hundred-sixty-page plan, so there is a lot more involved than what will be presented tonight. There is an executive summary which is an abbreviated version. Ms. Hyson thanked the City for selecting their consulting team for this project. This has been a long process, but it was a fulfilling project to work with the residents that were so passionate about this plan. Over the course of 2022-2023 the South Side community collaborated to create one unified vision for the future of the South Side neighborhood. This plan provides a path to making that vision a reality. The South Side is a welcoming, safe, and family-focused neighborhood with a deep sense of community pride; where new and long-standing residents, from a diversity of economic, social, and ethnic backgrounds,

have access to key resources like small and local businesses, well-paying jobs, affordable housing, open spaces, and social services that enhance all community members' living experience. To conduct this planning process we went through a significant community engagement undertaking that included; handing out lots of flyers, we had a steering committee of local leaders and community members from the South Side, we held four community stakeholder meetings, we did visioning, had tons of community touchpoints, conducted online surveys, we had a visioning workshop, had a youth engagement workshop, we had meetings with City staff, social media posts, and outreach. The extent of the community engagement was broad. We tried to reach as many people as possible in the South Side community to get involved. We highlighted things the community wanted to protect, enhance and transform, those things lead to our six pillars of the South Side Plan. The pillars came from the community engagement, and were things that the City had outlined in their planning initiatives. Those six pillars and goals are: Housing and neighborhoods - expand housing assistance for current residents and maintain overall housing affordability, enhance existing housing conditions and diversify housing options in the South Side. Connectivity and infrastructure – upgrade neighborhood infrastructure including wastewater and stormwater systems, improve neighborhood connectivity and enhance pedestrian and bike infrastructure, Parks and open spaces – transform Churchwell Park into a neighborhood serving park, enhance South Side recreational facilities and access. Access and services – build trust and improve the relationship between the City and South Side community, increase residents access to educational resources that support lifelong learning., Economic prosperity – incentivize development opportunities and allow for strategically located mixed-use, work with neighboring jurisdictions to increase local job opportunities and attract new businesses offer living wages. And Branding and beautification – improve streetscapes to reinforce a sense of place and enhance real and perceived safety, tell the South Side story. Recommendations that came out of the collaboration were to improve Churchwell Park improvements and activation, Strobel Field enhancements, Mills School adaptations, Macarthur Park investments, retail activation, American Crayon development, pedestrian safety improvements and underpass improvements. There are items in action today such as the RFQ for Churchwell Park recreation improvements (Public Works is working to select a consultant for this project), the safe routes to school plan is in progress with Erie County Health Department, Sandusky Schools and STS, including an ODOT funding eligibility, there was a South Side information meeting to educate residents on the 2023 Housing Development and Beautification Grant, the Sandusky Recreation Center city-wide engagement process in underway and Firelands Forward is conducting a housing study for Huron, Ottawa, and Erie Counties.

Comments:

Mr. Waddington commented has attended these meetings for almost the year and that the process has been ongoing. He believes this is a critical development – probably one of the most important things we can do. He was glad to see our focus taken from downtown to the neighborhoods. This has been a long time coming. Saturday a group did a cleanup at Churchwell Park. This will not happen overnight, but we have money being set aside and people getting behind this to make sure it happens.

Mr. Murray mentioned that back when we were putting together the bicentennial plan, several commissioners and staff told City Manager, Mr. Wobser, that the south Side plan was one of the most important things that would come out of that plan. It has taken a while for us to get here, it is complex, and has taken awhile to put this process together. We had to go through a property acquisition phase. We are now in a position to act on those and potentially bring more affordable housing to the South Side and all of Sandusky. The more we do this, the more ability we have to attract outside investors. This is permanent record for us – a plan that can insure that we have a mile marker that we can look back on and see this was adopted by City Commission, approved by the staff, and has gone through a long process being tested by the community and stakeholders, now it is time to implement this. Some of these things take a while to do. A lot of the underground work and planning has to be done first. We may need to do sewer lines before we improve the parks, so we do not have to dig them up after the fact. We now have the funding locally to take on these projects.

Mr. Poole asked what enhancements were planned for Strobel Field. Ms. Blair stated that Strobel Field was City School property. It is largely underutilized; the fence barrier is not welcoming. The opportunity maybe to find some funding for green infrastructure, similar to Jackson Street parking lot, or to have community events or pop-up events there, to be able to use it so folks feel they have access to this broad flexible space and make it more welcoming. Mr. Poole asked what was planned short-term to get started on this? What are you going to do when? Ms. Blair stated that in the youth workshop it was brought up about mental health support, we need to be able to talk to folks, how does that work. Our youth supervisor created a mental health event that was recurring with the Health Department, so that was something that was implemented right away. Ms. Gilson and Ms. Eversole went out and talked with folks to help them understand the Housing Beautification Development Grant process. Churchwell Park and Macarthur Park infrastructure and park improvements – we want to co-manage it to put all the pieces in place to ensure the best of all the pieces – sewer, playground equipment, restrooms etc., we have \$1.7M to pursue that right away, we are already looking at consultants that could help outline that work. Mr. Poole stated he read all the pages of this document, and it seems it gives us direction of what the residents are looking for, It mostly was about repairing the roads, lighting, safety, water and sewer. All the enhancements are fine, but we need to address the things residents asked for to improve their quality of life. Spending \$200,000 on shrubbery and décor at the parks is unnecessary when people just want some nice equipment for their children to play on. Mr. Murray mentioned all the properties that we have acquired from this deliberate process, what is the plan to do with those properties? Ms. Blair stated the plan was to focus on a policy direction to think about different types of housing, a smaller footprint, different types of units, connected multi-family and it helps us understand some zoning barriers we have for example the setbacks of our multi-family zoning are not conducive to being able to get new multi-family residential development, they are outdated. Those are some things you will see from Planning bringing from the policy perspective looking at some of the zoning and understanding the density that is going to be appropriate with the analysis of the water and sewer – we can not build it too dense – we do not have the water capacity to do so. We want to see new housing come into that neighborhood and there are a series of things to untangle in those steps going forward.

Mr. Waddington stated he had \$400,000 for Community Development Block Grants, for windows, doors, siding, and paint – some people just need an extra hand in home maintenance. That could be something short-term we could look into. Mr. Murray stated possibly allowing a neighborhood to be spotlighted for these Grants first then after that the remaining funds goes back to the larger pool. Bringing back the volunteer painting program makes sense.

President Brady stated this plan gathered a lot of information and it is obvious that the community engaged in this process. This will go a long way to the success of this plan.

PUBLIC HEARING: Zoning Map Amendment for E. Washington St., Arin Blair, Chief Planner

Ms. Blair stated this is a public hearing for a zoning map amendment for 603, 605, 611, 617, and 619 on E. Washington Street, parcel nos. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, and 56-00030.000. This application was submitted by Danielle Murray to amend the zoning map to expand the transient rental overlay district to include the above-mentioned addresses. This was approved by the Planning Commission on November 22, 2022. The underlying zoning is residential two-family and would expand the overlay to permit the use transient occupancy in these parcels. Our understanding is that Ms. Murray is the only owner of these parcels that intends to use her house for transient rental. Planning would not bring this forward without a contiguous expansion of the existing district.

Comments:

Danielle Murray, 603 E. Washington Street, addressed the Commissioners stating that the Planning Commission voted yes on her proposal to grant permission to make 603 E. Washington into a transient rental property. From what she has been told the council generally do what the Planning Commission suggests, and she only needs two votes for this proposal to pass. She stated because she only needs to convince two of the council, she wanted to address the only member that voted no on her proposal at Planning, Mr. Poggiali. In her opinion he voted no quite quickly on her project. On the contrary he voted yes quite quickly for the very large undertaking of the Battery Park project, a project that would include a large hotel and a large undetermined plan for what would be done with the native trees at Battery Park. After the meeting he was kind

enough to elaborate on why he voted no. He wanted to be consistent on your stance of transient rental. In her opinion the only thing he should be consistent on is the progress of Sandusky. Each project needs to be looked at individually and the question needs to be asked “Will this benefit the City of Sandusky?”. This is a project that will improve Sandusky and should be voted yes on. One of the reasons is that we need to put more women like herself into leadership and decision-making entrepreneurial ship roles in the City of Sandusky. By voting yes on my project and giving me a chance to succeed at this project. Mr. Poggiali, as we were leaving City Hall on November 22, you made another comment regarding my project. I recognized that the comment was an off-handed comment, however, she would like to address it regardless. You said you were not against people making money, in reference to her project. She wanted to clarify, she is doing the Lake House for many reasons, the least of which has to do with making money. Does she hope to make money off this project? Yes, of course. She stated the main reason she was pursuing the Lake House is because she believes it will improve the City of Sandusky. Besides entrepreneurial pursuits the other industry she is apart of is the entertainment and television industry. She stated the is a saying in the entertainment industry which also relates to herself and this project, “We don’t make movies to make money, we make movies to make more movies.” After this project she is hoping to commission a public art piece of a mermaid on the area of her yard that is City owned property. The other project she plans on pursuing is to eliminate the unnecessary use of plastic bags at CVS, Kroger, and Meijer. It makes her quite irked when Kroger gives her two plastic bags for an onion. She thinks there is an easy and inexpensive way to eliminate the unnecessary use of plastic bags by using word of mouth.

Mr. Murray interjected, asking if she could make her speech about the issue at hand before the Commission. President Brady stated he was giving her a lot of latitude, but there is a time constraint to comments, and she passed that a couple minutes ago.

She continued that she would like to humbly ask that the council, including Mr. Poggiali, vote yes on behalf of moving forward and making 603 E. Washington Street into a short-term rental unit.

Mr. Meinzer stated that her project is on a nice street and close to downtown and she made this presentation months ago and jumped through all the hoops that she was asked to, signatures from neighbors etc. He had a couple conversations with Mr. Poggiali and he actually thought he had convinced him to vote yes tonight, but he is unsure now. That is the reason he will be voting yes.

Mr. Poggiali inquired if Ms. Murray lives at 603 E. Washington Street or in California. Ms. Murray stated she lived in the upper unit part-time. He suggests that she go back to check the minutes from the Planning Commission, he voted no on the Battery Park project. He just wanted to clarify it for her. He stated he did explain himself after that meeting because he felt he was being kind and or charitable to offer his explanation. He stated he is going to vote no, because he wants to be consistent, his problem is if we use the litmus test with it being contiguous, that is one more piece, then it just moves down the block, then there is a large piece of the City that becomes transient housing. He did say in her defense that she did a nice presentation at the time and got all the homeowners to sign off and it was notarized. Others have brought applications with signatures that had no stake in the neighborhood.

Ryan Dillinger, 907 Fifth Street, stated he does believe that anytime a resident or homeowner in the City of Sandusky wishes to enhance their property to make it more usable that we should be considering allowing them to do this within reason. He heard that Ms. Murray did acquire signatures and jump through a lot of hoops to get this commission to hear her out. He believes it would be a good decision to vote yes.

Mr. Poole inquired that Ms. Murray stated it was good for Sandusky, and he wished she would elaborate on that. Ms. Murray stated he will be making the house into more of an art piece. She thinks having more women into decision making entrepreneurship roles is good, and she would be improving it to the best of her ability. She has other projects besides this that she would like

to do. She plans to have a really cool mailbox and make the yard very beautiful for the City of Sandusky as a whole.

With no further comments, President Brady declared this public hearing closed.

CURRENT BUSINESS

Upon motion of Mr. Waddington and a second by Mr. Poggiali, the commission voted to accept all communications. President Brady declared this motion passed.

President Brady asked if anyone would like any items moved from the Consent Agenda to the Regular Agenda. None heard.

CONSENT AGENDA ITEMS

ITEM A – Submitted by Nicole Grohe, Community Development Program Administrator

ACCEPTING FY2023 CDBG ONE YEAR ACTION PLAN

Budgetary Information: There is no impact on the City's General Fund. All projects in the program will be paid for with CDBG funds.

ORDINANCE NO. 23-103: It is requested that an ordinance be passed authorizing and directing the City Manager to accept an entitlement grant in the amount of \$708,428.00 total Community Development Block Grant Funds for the program year of July 1, 2023, through June 30, 2024, and to submit to the United States Department of Housing and Urban Development a FY 2023 One-Year Action Plan; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM B – Submitted by Jared Oliver, Police Chief

ACCEPTING GRANT FROM ODNR FOR MARINE PATROL

Budgetary Information: The total cost for the City's Marine Patrol is estimated at \$16,687.00 of which \$12,516.56 (75%) will be paid with grant funds and the City's required match of \$4,470.44 (25%) will be paid with funds from the Police Department's operating budget.

ORDINANCE NO. 23-104: It is requested that an ordinance be passed authorizing and directing the City Manager to accept grant funds from the Ohio Department of Natural Resources, Division of Parks and Watercraft through the 2023 Marine Patrol Assistance Grant Program for the Police Department; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

ITEM C – Submitted by Colleen Gilson, Interim Director of Community Development

APPROVAL OF TIRC RECOMMENDATIONS

Budgetary Information: Continuation of the Tax Increment Financing Districts will result in the City's continued receipt of Tax Increment Financing revenue for use on public improvement projects.

RESOLUTION NO. 019-23R: It is requested that a resolution be passed accepting and approving the City of Sandusky Tax Incentive Review Council's (T.I.R.C.) recommendations regarding current taxation agreements; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

Upon motion of Mr. Meinzer, and second by Mr. Poggiali, the commission voted to accept the Consent Agenda and declare all ordinances and resolutions as drafted and presented to the City Commission under the Consent Agenda shall take effect in accordance with the Section 14 of the City Charter.

Comments:

Mr. Murray commented that in speaking with the Chief today that this is the marine patrol boat that was donated to the City by Kellys Island, so there is no cost in acquiring a boat – just to maintain it.

Roll call on the motion: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. Roll call on the ordinances and resolution: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. President Brady declared these ordinances and resolution passed.

REGULAR AGENDA**ITEM 1 – Submitted by Colleen Gilson, Interim Director of Community Development****APPROVAL OF ENTERPRISE ZONE TAX ABATEMENT AGREEMENT WITH FIRELANDS FEDERAL CREDIT UNION (FIRST READING)**

Budgetary Information: The project will have an ongoing positive impact on the general fund, as 25% of the increase in assessed value will be subject to real estate taxes during the abatement period. The project will also help sustain employment in the local economy and will create at least one (1) and retain four (4) permanent full-time positions subject to City income tax.

ORDINANCE NO. _____: It is requested an ordinance be passed authorizing and directing the City Manager to enter into an enterprise zone agreement with Firelands Federal Credit Union, relating to property located at 329 W. Perkins Avenue; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter. **Upon motion of Mr. Meinzer, and second by Mr. Poggiali, the commission voted to pass this ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Poole, Mr. Murray-abstain, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 5. Roll call on the ordinance: Mr. Poole, Mr. Murray-abstain, Mr. Brady-abstain, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 4. President Brady declared this motion passed at first reading.**

ITEM 2 – Submitted by Arin Blair, Chief Planner**APPROVAL OF ZONING MAP AMENDMENT FOR E. WASHINGTON STREET**

Budgetary Information: There is no impact to the budget.

ORDINANCE NO. 23-105: It is requested an ordinance be passed amending the official zone map of the City of Sandusky to expand the Transient Occupancy Overlay District to include Parcel Nos. 56-00022.000, 56-00734.000, 56-00033.000, 56-00356.000, and 56-00030.000 located at 603, 605, 611, 617 and 619 E. Washington Street; and declaring that this ordinance shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter. **Upon motion of Mr. Waddington, and second by Mr. Meinzer, the commission voted to pass this ordinance under suspension of the rules and in full accordance with Section 13 of the City Charter.**

Comments:

Mr. Poole stated he was not sure that this should come before the Commission because the rule to qualify for a transient overlay by definition is supposed to be rehabilitating a deteriorating property or neighborhood. This neighborhood is not deteriorating whatsoever, they are actually selling \$60,000 lots within two blocks of this area. There is plenty of economic activity going on here. It really should not have been considered to begin with. It does not qualify to be considered. The fact that the Planning Department and the Planning Commission chose to ignore that, does not change that reality. Taking five houses off the market as residences or normal rentals is not in the best interest of the community as a whole. He is sure she will place a nice mailbox and make it look very nice. There are reasons we can come up with to justify anything; he thinks we should simply vote no. Fifteen minutes from now we will pass a moratorium on overlays. It does not make sense that we will approve one that does not follow the guidelines of our law and then suddenly ten minutes later say no more, that's it. He stated he is voting no. He does not think that transient rentals just anyplace in town is beneficial. We passed this law originally in 2017 or 2019 and we have had plenty of time to come up with a legitimate plan, and we are stuck with this moratorium because Planning and Planning Commission have done things that are clearly not in our best interest, and this is why we are having this discussion for a moratorium today. This needs to wait until the moratorium is over as far as he is concerned. We need to get a law and plan of what we want to do for the community first. President Brady stated he would be abstaining tonight because Ms. Murray is the daughter of a first cousin of his.

Roll call on the motion: Mr. Poole-nay, Mr. Murray-abstain, Mr. Brady-abstain, Mr. Poggiali-nay, Mr. Waddington, and Mr. Meinzer, 2. Roll call on the ordinance: Mr. Poole-nay, Mr. Murray-abstain, Mr. Brady-abstain, Mr. Poggiali-nay, Mr. Waddington, and Mr. Meinzer, 2.

Mr. Heil explained because of the way our Planning and Zoning Code works, it takes $\frac{3}{4}$ or 6 of 7 votes to modify or reject a decision by the Planning Commission. Because there were two yes

votes and the abstentions count as no votes, it passes even though there were only two yes votes. And it takes effect after thirty days.

President Brady declared this ordinance passed.

ITEM 3 – Submitted by Arin Blair, Chief Planner

APPROVAL OF THE SOUTH SIDE PLAN

Budgetary Information: There is no cost associated with the adoption of the plan. The cost of preparing the plan was previously approved by the City Commission. The cost of implementation will be determined as funds become available and projects are costed or bid as applicable.

ORDINANCE NO. 23-106: It is requested an ordinance be passed approving and adopting the South Side Plan for the City of Sandusky; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter. **Upon motion of Mr. Murray, and second by Mr. Poggiali, the commission voted to pass this ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.**

Comments:

Mr. Poole stated that since we do not have any alternative to this plan and it seems that the process requires that we pay someone to tell us what to do, he will vote yes, but he wants to be clear that he is more interested in the things that the community has said that they wanted – the people who live there, not the appointed stakeholders that also have a voice in this. We need to focus on roads, sidewalks, and things that are going to improve the lives of these residents as opposed to some of the other niceties like parties at Strobel Field and things like that. We need to set some priorities. He will vote yes for this.

Roll call on the motion: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. Roll call on the ordinance: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. President Brady declared this ordinance passed.

ITEM 4 – Submitted by Aaron Klein, Public Works Director

APPROVAL OF APPLICATION FEE PAYMENT FOR WPCLF LOAN FOR MILLS ST. HRT & UV PROJECTS

Budgetary Information: The amount owed to OWDA for the Application Fee is \$145,442.00, which the cost will be shared with Erie County paying \$23,477.42 and the City paying \$121,964.58 out of Sewer Funds.

ORDINANCE NO. 23-107: It is requested an ordinance be passed authorizing and directing payment to the Ohio Water Development Authority for the Water Pollution Control Loan Fund (WPCLF) Program application fee for the Mills Street High-Rate Treatment Project and the Ultraviolet (UV) Disinfection Refurbishment Project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter. **Upon motion of Mr. Waddington, and second by Mr. Poggiali, the commission voted to pass this ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.**

Comments:

Mr. Orzech stated we have had good conversations with the County. They have agreed to the fee that has been presented to them. We learned late right before the meeting that they are working on an addendum for the sewer agreement that will come before the Commission at the next meeting, both entities are in agreement with the terms of that agreement. We are encouraged and grateful to the County for working with us, and for staff working to get this across the finish line.

Roll call on the motion: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. Roll call on the ordinance: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. President Brady declared this ordinance passed.

ITEM 5 – Submitted by Josh Snyder, Public Works Engineer

APPROVAL OF MPO APPLICATIONS FOR HANCOCK SCHOOL & FOREST DR. SIDEWALK PROJECTS

Budgetary Information: The design, construction and inspection estimate for each project are shown above. If awarded, the respected matches would be allocated in the 5-year capital budget from an account with funds available for infrastructure such as CDBG, Issue 8, Street or General Funds.

- 1. RESOLUTION NO. 020-23R:** It is requested a resolution be passed approving the submission of an application to the Erie Regional Planning Commission Metropolitan Planning Organization (MPO) for financial assistance for the Sandusky Primary (Hancock) School Sidewalk Project and, if awarded, authorizing and directing the City Manager to enter into the LPA Federal Local-Let Project Agreement with the Ohio Department of Transportation; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter. **Upon motion of Mr. Waddington, and second by Mr. Murray, the commission voted to pass this resolution under suspension of the rules and in full accordance with Section 14 of the City Charter.**

Comments:

Mr. Poggiali inquired from Mr. Klein that it appeared to him that it was going to be a 50-50 split, or 50% match. Is that standard for these kinds of projects? Mr. Klein stated most entities will go with the 80-20, but the 50-50 gets you more points and makes your application look more favorable, so we go with the 50-50 in these types of projects knowing we have sidewalk funding to back this 50%. Mr. Poggiali asked if that was just for sidewalk projects or is it for roads as well. Mr. Klein stated it varies depending on the project, he does not remember exactly what the breakdown was, it may have changed a year or two ago. You do get more points depending on the amount of funding you are willing to put up.

Roll call on the motion: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. Roll call on the resolution: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. President Brady declared this resolution passed.

- 2. RESOLUTION NO. 021-23R:** It is requested a resolution be passed approving the submission of an application to the Erie Regional Planning Commission Metropolitan Planning Organization (MPO) for financial assistance for the Forest Drive Sidewalk Project and, if awarded, authorizing and directing the City Manager to enter into the LPA Federal Local-Let Project Agreement with the Ohio Department of Transportation; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter. **Upon motion of Mr. Murray, and second by Mr. Poggiali, the commission voted to pass this resolution under suspension of the rules and in full accordance with Section 14 of the City Charter. Roll call on the motion: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. Roll call on the resolution: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. President Brady declared this resolution passed.**

ITEM 6 – Ordered In

TEMPORARY MORATORIUM FOR TRANSIENT RENTALS

Budgetary Information: There is no cost associated with the adoption of this legislation.

RESOLUTION NO. 022-23R: It is requested a resolution be passed imposing a temporary moratorium on the creation, establishment, or expansion of Transient Occupancy Overlay Districts and amendments to the Zoning Code for a change in use to transient occupancy within the City of Sandusky, Ohio; and declaring that this resolution shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter. **Upon motion of Mr. Murray, and second by Mr. Poggiali, the commission voted to pass this resolution under suspension of the rules and in full accordance with Section 13 of the City Charter.**

Comments:

Mr. Waddington stated he asked a few Commissioners prior to the meeting when he read this information that this is going to be a temporary moratorium for eighteen months and the Law Director explained earlier that we could as City Commission could extend this. Mr. Heil stated that the legislation stipulates that the City Commission directive to staff that they work on some sort of solution to the satisfaction of City Commission, and if that happens before the eighteen month period, Commission could end the moratorium earlier if satisfied it has met the goals. Mr. Murray stated he supports this moratorium, but clarified he is in no way critical of the Planning Commission or Planning staff. What we are observing is a nationwide reflection with transient housing. He is not opposed to transient rentals or transient housing per say, he enjoys those opportunities himself in traveling. He does think the evidence is growing that transient rentals in the wrong place and governed the wrong way are putting pressure on rental prices, availability of rental properties in certain areas – like ours where we have a lot of people who come here to

vacation and to recreate. He does think it is appropriate for the Commission to take a step back and think about this, think about our existing legislation that states it must be a blighted area. Is it in fact a blighted area? Why would we allow an expansion of an overlay district where it is not one? What are the benefits that we could bring to our residents through transient rentals? There are a lot of things to consider. He thinks we need to take a step back, it is our job to give direction to Planning Commission and Planning staff and say we do not think the balance is quite right and then see where this thing takes us. It is a process. It is not an end to transient rental and it is not a green light to transient rental. It is a pause.

Mr. Poggiali stated he agreed with Mr. Murray and as long as he has lived in Sandusky people have always brought it to his attention that they did not want to live in Sandusky because there is too much rental housing. To him, especially these overlay districts, it is not like we are saying you can't do transient housing, we are saying you have to do it in these six districts. To him that is very reasonable. His problem with overlay districts is you encompass a number of houses, then potentially those all can become rentals, and before you know if you are just swallowed up by all this additional rental housing. He does not care how you slice it; it is rental housing under a different name. He looks forward to working on a solution.

President Brady remarked that he was impressed that the idea of a moratorium was embraced by every member of the Commission. That is somewhat of a rarity. We all agree that our neighborhoods and our residents are our most prized possession. To allow transient housing to encroach into our neighborhoods is to do a disservice to that person who bought a home in a neighborhood, raising a family, sending their children to school, going to work, they should not have to listen to a volleyball game at three o'clock in the morning. Sometimes that is what happens. Tapping the breaks is what we are doing with this moratorium, and even though we have put an eighteen-month time period on it, it does not have to take eighteen months. If we solve this with significant ideas, and Planning comes back to us at any time in these eighteen months, we are all ears. He knows that staff and the Planning Commission take this seriously, as does every Commissioner at this table. There are very few things we are unanimous on – but this is one of those.

Mr. Meinzer stated he was a proponent of vacation rentals, he knows people who have bought them and invested a lot in them and improved the neighborhoods. He voted for this moratorium because he does not see any parameters that guarantee that will happen. He thinks if someone wants to purchase a \$30,000 house and put a big investment into it and eliminate the blight. All the neighbors will embrace them if they improve the neighborhood. If you live next to your investment you will let a volleyball game happen in the middle of the night. If there is a licensing program where the emergency services are called to the unit, you are revoked the license. No more volleyball games and no more rentals. There are a lot of stipulations we can write into the guidelines moving forward. It will take some time to get it all.

Mr. Poggiali stated that he believed the difference with Mr. Meinzer's situation is that he lives next to his transient housing. He would like to see where the owners of transient houses live. He appreciates the fact that he is willing to live next to his.

Mr. Murray stated we have talked about the possibility of having adjacent properties rentals, if it is owner occupied and you are renting space over your garage or second floor that is a different situation than an absentee landowner. To be clear, this does not affect any existing property owner. No property owner in the City of Sandusky who is presently legally permitted to host transient rental is not in any way impacted by this. There are some people who will be on a bubble who were hoping that maybe they could get this zoning changed, but that is on them. They bought it with the hope that they could get it changed, it has not changed the conditions.

Roll call on the motion: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. Roll call on the resolution: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. President Brady declared this resolution passed.

CITY MANAGER'S REPORT

DONATIONS

- A donation of \$100 was received from an anonymous donor to be used for refreshments at an upcoming City Commission meeting. **Upon motion of Mr. Waddington, and a second by Mr. Poggiali, the commission voted to accept this donation. Roll call on the motion: Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 6. President Brady declared this motion passed.**
- Parks and Recreation would like to thank Dragon King Bioactive for their donation of a terrarium and supplies for our Uromastyx lizard at Sandusky Rec. The value of this terrarium and its supplies are \$500. Max King has also donated his time to assist us with set up and guiding us on how to raise a Uromastyx. This is great interaction for our children who attend our Out of School Program at Mills. **Upon motion of Mr. Meinzer, and a second by Mr. Poggiali, the commission voted to accept this donation. Roll call on the motion: Mr. Poole-absent, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer, 5. President Brady declared this motion passed.**

NEW & OLD BUSINESS**ADMINISTRATION**

- I would like to request a motion to affirm Lisa Maczuga as an alternate on the Housing Appeals Board. Her term will go through December 31, 2024. **Upon motion of Mr. Poggiali, and a second by Mr. Waddington, the commission voted to accept this appointment. Roll call on the motion: Mr. Poole, Mr. Murray-nay, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Meinzer-nay, 4. President Brady declared this appointment passed.**

FIRE

- On April 12, Firefighter Tim Eckert retired from Sandusky Fire Department after 20 years of service. As many may know, Tim recently endured a yearlong battle with cancer ultimately requiring him to retire. We are happy to announce that his cancer is currently in remission. Congratulations to Tim on his retirement and his steadfast determination to overcome this challenge. We wish him the best of luck.
- On April 22, the American Red Cross and Sandusky Fire Department partnered together to install smoke detectors in one of Sandusky's neighborhoods. 163 smoke detectors were installed in 78 homes, free of charge, in the neighborhood bordered by Camp St., Tiffin Ave, and South to the railroad tracks. Thank you to Lora Taylor and all the volunteers from our local Chapter of The American Red Cross for coordinating this program and helping so many Sandusky residents improve the safety of their homes.

PUBLIC WORKS

- After over 26 years with the City, our Assistant City Engineer, Jane Cullen has accepted a position with ODOT. Jane has been known to quietly and meticulously manage highly complicated, and not always glamorous, Sewer, Water and Street projects that are vital to the wellbeing of our community. We are extremely grateful for her service and wish her the best.
- The 2022 Water Quality Report has been distributed. Big Island Water Works continues to meet and exceed all established drinking water standards. Please refer to the City's website for more information.
- The City invites residents to participate in a second round of yard waste drop-off. This is free-of-charge to residents. Yard waste can be dropped off at Barnes Composting, 1630 Camp Road, Huron, on Saturday, May 20 from 8am-4pm and Sunday, May 21 from 10am-4pm.

COMMUNITY DEVELOPMENT

- The City will be sponsoring free Fair Housing Workshops. A workshop for landlords will be held on Wednesday, May 17 from 5:00 pm – 6:00 pm and again on Thursday, May 18 from 4:30 pm – 5:30 pm. A Fair Housing Regulations Clinic for Tenants will be held on Thursday, May 18 from 3:00 pm – 4:00 pm. All workshops will be held at the Sandusky Library. For more information call 1-800-850-0467.
- There will be a Sandusky Wheels Park Concept Plan Open House on Thursday, June 15 from 5:00 pm – 7:00 pm, rain or shine. The meeting will be held at the current park on Meigs Street behind the Justice Center. Please attend to review and share your thoughts on the design concept. More information can be found at www.CityofSandusky.com/WheelsPark

RECREATION

- **Recreation Center Update** – Seven (7) Community Stakeholder meetings have been completed to learn what is important to include and consider for our new Recreation/Community Center. We are in the process of scheduling at least three (3) additional stakeholder meetings.

As of Friday, May 5, 2,449 surveys have been completed. 60% of the surveys completed were from Sandusky Residents. 20% have been completed by residents of Perkins Township. 81% of the respondents strongly support the City building a Recreation/Community Center. 48% strongly support a levy to help pay for the operations of a Recreation/Community Center.

The Sandusky Recreation/Community Center Facility Survey will be open until June 5. Surveys can be completed online by visiting www.cityofsandusky.com/reccenter.

Mr. Waddington inquired if the Police Memorial is on Saturday. Mr. Orzech stated that the Police Memorial is Saturday at 2 p.m. at the Police Memorial site at the Court House on the north lawn.

Mr. Murray remarked how astounded he was on the participation of the survey for the Rec Center, they are really high numbers. He thanks everyone who took the time to complete that. There is a lot to be learned from that data as we look forward. He also stated he did a follow-up with the Water Treatment Plant Superintendent, Mr. Burch. Mr. Murray had a technical question and stated Mr. Burch responded with the level of expertise that everyone should be pleased to know exists because the safety of our water is so important. He has the ability to take complex engineering and explain it in a way that anyone can understand. We have high quality water in Sandusky.

Mr. Poole inquired that the City Manager stated in his report that people were interested in having their taxes raised for a Rec Center. Is this the time to get that placed on the ballot?

Mr. Orzech stated we are completing the survey, and are starting to prepare legislation to put the levy ballot language that will come back to Commission in June. We should have some good indication and conceptual of where the Rec Center will be and what programming will be provided and start engaging in that process. It is on our radar.

OLD BUSINESS

None.

NEW BUSINESS

None.

AUDIENCE PARTICIPATION

Lisa Maczuga, 814 Bardshar Road, wanted to thank the Commission for passing the Transient Rental moratorium. She stated she personally knows people who in our City that have been

displaced by transient rental. About 1/5 of our City lives under federal poverty guidelines. Rentals might just seem like rentals, but a long-term rental is good for the people who are not living on an income that can afford the higher end properties in the City. She appreciates the passing of the moratorium and Mr. Poggiali when you go to the Planning Commission and decide ways to work through this, supply and demand is crucial. IF there is a certain demand for Airbnb's at a certain point it should level off. But when we live in a tourist town, the demand is so high. That is what is going on here. The demand may outweigh the supply unless something drastic is done.

Danielle Murray, 603 E. Washington Street, She stated she did not have an opinion on the moratorium, but she wanted to make a comment. She owns two properties, one is in the transient rental on Meigs Street and that renter pays \$450 a month, almost nothing. She is a long-term renter. She sees a vision for the property that is not in the transient rental.

ADJOURNMENT

Upon motion of Mr. Murray, the Commission moved to adjourn at 6:23 p.m. President Brady declared the meeting adjourned.



Cathleen A. Myers
Commission Clerk



Richard R. Brady
President of the City Commission