

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

The Clerk called the roll and the following Commissioners responded: Mike Meinzer, Wes Poole, Dennis Murray, Dick Brady, Steve Poggiali, Dave Waddington, and Blake Harris (Wes Poole arrived late) 7.

City staff present: Eric Wobser - City Manager, Cody Browning – IT Manager, Don Rumbutis - IT Technician, Brendan Heil – Law Director, Michelle Reeder – Finance Director, Jonathan Holody - Development Director, Jared Oliver – Police Chief, Mario D’Amico – Fire Chief, Aaron Klein – Public Works Director, John Orzech – Asst. City Manager, Colleen Gilson – Chief Neighborhood Developer, 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 October 10 regular meeting and suspend the formal reading. President Brady declared the motion passed.

#### **AUDIENCE PARTICIPATION**

Tim Schwanger, 362 Sheffield Way, Inquired about Consent Agenda Item C, it states we will begin to collect \$95.00 annually in real estate taxes. What percentage of property tax comes back to the City?

#### **PRESENTATION: Columbus Avenue Streetscape 30% Design, Osborn & MKSK**

Mr. Wobser, City Manager, stated he wanted to set the stage. Columbus Avenue was one of the three priority projects that were identified in the Downtown Master Plan that was enacted last year. The revitalization of the State Theater, the creation of an organization to take our programming to the next level, which we started to see a little of this past summer, and the hotel project at the Jackson Street Pier parking lot. This was a project primarily funded through tax increment financing and several existing downtown development projects – most of those TIFs are already in place. The idea was that the City has done such a good job with creating a sense and place along the waterfront with Shoreline Drive. With that investment we want to make sure that we stay strong up the middle of the City that connects back into the neighborhoods and Sandusky’s historic main streets, these were the goals the team had when they sent out to plan what you will hear about tonight.

Ms. Blair stated they were excited to present the 30% design phase of the Columbus Avenue Project that started in May, and they have gone through several rounds of stakeholder and public engagement on the process. And one thing Mr. Wobser mentioned – keeping the gravity and engagement to the central downtown is beneficial, throughout these conversations it is something that has come up a lot, not keeping the center at the waterfront – but bringing it into the central area to connect to the neighborhoods. We are ultimately moving forward to construction documentation, which is something the team will touch on in their next steps. We have been managing this from the Community Development Department internally and in close collaboration with Public Works and our Engineering team is led by Osborn Engineering, Dennis Albrecht, and MKSK is the lead in the landscape architecture and design and Collin Mavis will be giving most of that presentation today.

Mr. Albrecht stated that they are very excited to be working for the City of Sandusky he believes this Columbus Avenue plan will be the connection we expect it to be. He will allow Collin to present this phase and they will then move forward with the civil documents to move forward next spring.

Ms. Mavis stated they are working on the design phase and then Osborne will do the construction and civil design for construction. Building upon what was the downtown vision, we are looking to create an activated central spine downtown connecting Shade Mylander Plaza with the iconic views of the water back to the specific core and the central parks, and really make this a bustling central street for the City. Columbus Avenue is Sandusky’s main street and

is anchored by City Hall and the State Theatre. It brings together retail, dining, civic entities as well as cultural entities. When you bring all those concepts together it really makes for a great public round. The street also functions as the center of the downtown's retail environment, knitting together Market Street, Water Street, and Shoreline Drive. We were tasked with the planning objectives that built on the vision for the downtown, envisioning this as a vibrant downtown street, fostering a connection to Shoreline Drive and Jackson Street Pier, anchoring those civic and retail establishments – increasing waterfront connection – and continuing that transformative experience. As you enter Sandusky, really taking in all the elements that it has to offer. She stated they have been involved since the beginning and in all stages of the engagement phase, which has lasted about six months. As you can see it has been robust and varied. They started with a site tour and open house where they had a visual preference survey as well as some example projects from around the region. Stakeholders focus groups sessions were held where we had discussions about how the street best function for the downtown retailers, the dining establishments, the festivals, the events coordinators. Then taking all that information we brought that into the conceptual plan and started to bake some of those details and follow that up with one-on-one project discussion sessions with many of the stakeholders. Two outreach events were spent talking with the residents and handing out info cards for the survey. We had a great engagement in the online survey – 434 responded. Seventeen follow-up sessions were held as well. All of that was part of a recyclable process, where we constantly built upon the details and the depth of design and cross-section. What we heard; shade trees, high canopy for a cooling effect in the summer, pedestrian street lighting for safety, lighting was very popular – string lighting, tree lighting, seasonal lighting. It is an exciting element that brings a strength of character to the space, it was received very well. Distinctive seating elements, safe and accessible crosswalks, and amenities for dining were all high ranking in the surveys. We have also included a number of the comments, the top themes were the downtown parking system as a whole, accessibilities, making sure it is pedestrian friendly streetscape, expanded outdoor dining, excitement for the vision. As part of the engagement sessions, we also shared examples and studied examples and cross sections, not only across the nation, but also regionally. To see how things function; what has been successful, what has been implemented and what has started to bring people back to downtown. In the overall project boundary – Shade Mylander Plaza to Adams Street, as can be seen from the rendering itself it breaks down into two-character zones, the active retail and dining, downtown core as you get towards the water, and as you make your ways towards the parks with some of the civic anchors it starts to evolve into more of a tree-lined parkway. Columbus Avenue will host two drive lanes and two parallel parking lanes, an amenity zone, dedicated strolling sidewalk zone, and a dedicated dining and retail zone – all this responding to what we heard throughout the engagement sessions. At Market Streets and Washington Row the different treatments of the crosswalks to very generous pedestrian zones, which feels safe for crossing, the bump outs help to reduce the crossing time. The southern most block where it transitions into more civic space and tree lawn and a parking cross section. The dining and retail space will be twelve-foot space, for first floor tenants to spill out into, to create their front door experience, which does not impede any of the eight-foot sidewalk clear zone, and a nine-foot-six-inch public amenity zone for additional activation and space for the shade trees the people were so interested in. In the streets will be eleven-foot drive lanes, and nine feet of parallel parking on either side. We heard from tenants and retailers that they did not want to be blocked by events and festivals, they wanted to feel like they were part of it. The curbs are low profile so people can be comfortable in a festival setting walking throughout. This will hopefully build into new and bigger things for downtown, we are also looking for opportunities to activate the streetscape and look at partnerships with the Arts Commission and looking for places to dedicate places for artwork. Also looking at the front of the parking garage which can typically be a dead space, possibly creating a parklet there. There are playful options for swings, shade structures, community tables, all in the effort to create spaces for people in the public realm. Getting into the before and after of how parking is distributed within the downtown corridor, the existing vehicle parking count today is one-hundred-fifteen with eleven accessible parking spaces. The purposed parking strategy within the corridor is for one-hundred-twenty-six to one-hundred-thirty-six spaces at completion, adding more spaces in front of the courthouse, and in front of the school. Redistributing the same number of accessible spaces so they are more balanced throughout the corridor and placed

more strategically by businesses that the public frequents most often – the City Hall, State Theatre, and the courthouse.

Ms. Blair stated that the team asked that they add the slide for the presentation showing the proposed parking changes although it is not in their scope to do that. But because there have been a lot of conversations about accessible parking, and how to get to all the great things that are happening in Sandusky. We do look at downtown parking as a system.

Ms. Mavis stated that the plan suggests it would be a good time for updated storm, water, and utility infrastructure, to take advantage to make corrections and improvements where needed. The final next steps are Phase Two Design will occur this winter, submissions by 2023. Phase Three in the spring. Project bidding over the summer, and construction commencing in the fall.

President Brady inquired if he would have to wait twenty-five years to see the new canopy of trees in the design plan. Ms. Mavis stated that no, it was something that take great pride in, the amount of space dedicated to the new trees will help them to grow faster and they specify three-inch caliber trees so that they start big, and the canopy starts high, and selecting the correct species makes the difference.

Mr. Murray stated the plan is built very nicely, and the Columbus Avenue Streetscape was not something that was foremost in his mind. But after he has thought about it and seen the growth that has occurred it makes a great deal of sense to him. He appreciates how the growth of the economic engine goes out into the community in all directions.

Mr. Poggiali stated it was a very good presentation. The question he always gets is parking. He wanted to clarify that he heard it correct. Currently there is one-hundred-fifteen spaces. Ms. Mavis stated that one-hundred-twenty-six would be the minimum, with the potential for one-hundred-thirty-six spaces with parking on Washington Street.

Mr. Poole asked what the dimensions were of the new parking spaces. Ms. Mavis stated the new spaces would measure twenty-two by nine feet. Mr. Poole stated he thought nine feet was much too narrow for larger vehicles. He believed we have ten-foot spaces now and would like to see larger spaces. He believes more spaces that are less usable for the residents is not the direction he would purpose. If we look at the spaces in front of J Bistro – engineering did those very nice, it is all about customer service.

**PRESENTATION: Mills Street High Rate Treatment, Vito Cimino, Stantec**

Mr. Klein stated we all do not necessarily want to talk about sewer projects, but when we are spending over thirty-million dollars, he thought it was important to share plans with the public and the Commission. In 2014 we re-negotiated with Ohio EPA for a general plan. Before that, we had done several projects to expand the wastewater treatment plant to add capacity, to do some sewer separation projects. Since 2014 we have done four main projects that were required by the EPA. The last one being the Mills Street High Rate Treatment Project. We are required to go back to the EPA in 2025-2026 timeframe to start negotiations again. These are the five projects that were listed in our MPDS permit. These projects do not take a short period of time. Some of these projects have been pushed back for many years. A lot of the things we are doing in the sewer system before 2013 we had not addressed any of the lift stations for thirty years. For the last seven to eight years, we have upgraded or improved every one of the lift stations. Our last one was the Columbus Avenue lift station which now Norfolk Southern will be doing some work on after the train derailment. We have done a lot of sewer projects and separation projects, and we work closely with the Finance Department to make sure when we are doing a project like the Mills Street High Rate Treatment Project or the Perkins Avenue Project or Meigs Street that when we reach a certain threshold that we are being fiscally responsible. We may have to push projects back or move projects forward based on our funding sources.

Mr. Cimino stated our current system wide CSO combined (sewer overflow capture) since 2000 is about 89.8%. The current project at Mills Street sixteen-million gallons per day HRT project will

as predicted remove 56% of the CSO in that volume to the Sandusky Bay. When then increases the overall impact on the collection system to roughly 92-95%. It will be a benefit to our system. This is a reality complex project; we are touching a lot of pieces and parts at the plant and some beneficial uses to the Parks and Rec area and surrounding plant as well. The main conduit is where flow is being intercepted to be treated with high-rate technology instead of going into the Bay to reduce overflow into the environment and increase water quality. Typically, when they do these types of jobs, we have to incept that flow and get it back to the site where the HRT will take place. That may require pumping, or screening, depending on the technology they select. When they did their analysis in predesign what they discovered is if they hold off flow from the main interceptor providing flow to the plant, with some systems that are already in place, screening, pumping, aerated grit; there are two things that can happen. One is to satisfy the requirements of the project, two is to provide residual benefits to the wastewater treatment plant as well, replacing aging equipment and increasing capacity. They are upsizing the line to get water into the plant to increase flow. There is expansion to the screening, filling in the slots with additional pumps, aerated grit system. We knew from our analysis that it had plenty of process capacity, but it was limited with hydraulic capacity. We will raise the walls inside those tanks which will provide additional capacity inside that system. The benefit of this, it is equipment that is already familiar to plant staff, it saves some cost and headache there. Also, the conveyance line piping at various points throughout the plant had sufficient capacity to carry the additional flow to those systems. The primary effluent bypass connection this is the area where the primary splits into settling tanks of the plant. We will use existing – like the hub and spokes of the wheel – had an extra slot there as well to help convey flow over to the high-rate treatment facility itself, where we use pile cloth filtration for the technology. We will add two additional screens – one for additional capacity and another to satisfy EPA requirements. The job will include new compactors and conveyor systems, and a twenty-four-foot expansion building. Two new pumps will be placed where the spare pump bay was and pump one is being upsized to a larger unit. By raising the walls approximately three-and-a-half feet including the affluent weirs we are able to achieve that additional hydraulic capacity. The clamshell bucket that is used to remove grit during dry weather, those are aged pieces of equipment, which have reached the end of their useful life, they will be replaced as well. The HRT facility fits completely within the fence line of the wastewater treatment plant. The HRT has the option for additional chemical dosing if needed for the future. The primary guts are pile cloth filters. It's a series of disks that are ten foot in diameter that are wrapped in a plie cloth like carpet. It removes suspended solids from the flow and leaves as cleaner water. It goes through three filters and then goes on to UV disinfection. New flow will be easily accessible to staff instead of being buried in the ground. The primary effluent bypass will be used as a discharge conduit from HRT.

Mr. Klein stated they wanted to be sure they did not impact the park in a negative manner. The main focus with the park was to acquire the property so they could enhance the park and make the park better as part of this project. They have worked with the youth baseball league, the Parks and Rec Department, and the Planning Department to make sure we are looking at this properly. There is not a final schematic of what we are doing yet, but we have some ideas. The two ballfields at Sprau Park – one is a dirt field, and one is a grass field – they need that are for staging, so those two fields will be relocated to the old AMVETS property. When we purchased the property, we had no idea what the footprint would be of the HRT system. We did not know what technology we were going to use, but we wanted to be sure we got out ahead of it, to make sure we had the space to expand the park. Our hope was to move those ballfields closer to the bike path, closer to Sandusky Bay Pathway, a more lineal pathway with beautiful northern views instead of a wastewater treatment plant view. The two western ballfields will remain. The playground will need to be removed. They are working with Parks & Rec to see if they can procure equipment for a new playground. As part of the contract, they will install that playground. But the sewer funds can not purchase new playground equipment obviously. Plans include a new combined concession and restroom building, parking improvements, and create access to the Sandusky Bay Pathway. There are a lot of children who can get off the bike path from the east and come right through the field where they are playing ball. We would like to create a walkway so the children from the west can get to their fields as well. The land in front of Peerless is where they are looking to relocate the playground, the restroom, and concessions, which will make it

safer for children not having to run across the road. The goal is to have these two fields in by spring, so they can take the existing ones out of service and will not impact the ball program.

Mr. Cimino stated that with the schedule they issued signed and sealed documents to the City this past Friday, October 21. They are looking to advertise for bid on approval by the first week of November. The opening bids the first week of December. We are in the process of applying for the funding from the state for the loan for this project, anticipated approval by January. Then anticipated contract by February 1, would be ideal. This project being EPA mandated needs to be completed construction by December 2024. Substantial completion is estimated by October 2024, then we can meet the permit required by December 1, 2024. Then some extension of work beyond function of the project to restore the site through the spring of 2025. Engineer's estimate for the project is 33.5 million.

Mr. Waddington inquired what the forecast was for the next three through five years. Is there something they know is coming ahead that is very costly that will affect this project? Mr. Cimino stated that after completion there will be new negotiations with the EPA that may require additions. Mr. Klein stated he hoped the second set of projects suggested by the EPA could be reduced if not eliminated. They previously were requesting 120 million. Mr. Waddington asked if they thought advancements in UV technology may create additional needed upgrades. Mr. Cimino stated our UV was pretty effective at this standpoint. We do not have to use a lot of chemical treatments because of this efficiency.

President Brady stated he understood this was the fifth and final set of orders from the EPA. Mr. Klein stated it was.

Mr. Murray stated he was grateful that Mr. Klein was stewarding this process for a very long time. He negotiated with the EPA, and you are getting these projects completed. You have demonstrated a lot of good faith with the EPA, and they have been very trusting of you. You have instituted fewer gray projects and more green projects, which are cheaper and better for the environment. The draw to live in our city is very dependent on our healthy environment. And with the lake we have to do our part. There are others that need to do their part too. When the legislation was adopted in 2014-2015, we had a series of rate increases at that time. To answer the question posed earlier why we are financing some of this debt – the answer is some of it is incredibly inexpensive and we have to take advantage of that. This is going to be utilized by generations to come, it would be inappropriate in his estimation to ask current rate payers to pay cash on the barrel. We should probably do an updated rate study, so we do not do a future commission what past commissions have done to us, which is to pass on the debt. That is inappropriate stewardship, he is not sure commission at the time were aware of what they were doing. Mr. Klein stated he has done a crude version of the rates on water and sewer, and all the numbers show we will be in the black and projecting out several years. He does believe that some time next year he reports on a more detailed level, and hopes to provide where we will be five, ten and maybe twenty years out or more.

Mr. Poole stated he also wanted to thank Mr. Klein for the work he has done, it is quite impressive.

### **CURRENT BUSINESS**

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

**President Brady asked if anyone would like to move any items from the Consent Agenda, Mr. Murray requested that Item A from the Consent Agenda be moved to Regular Agenda.**

### **CONSENT AGENDA ITEMS**

#### **ITEM B – Submitted by Debi Eversole, Housing Development Specialist**

#### **LAND BANK MOW TO OWN PURCHASE AND SALE AGREEMENT 442 CAMP STREET**

**Budgetary Information:** The cost associated with this purchase & sale agreement is the total amount of the title search, closing costs, deed preparation, property maintenance 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 these expenses from the sale and any proceeds of the sale shall be dispersed in accordance with the provisions of Chapter 5722 of the Ohio Revised Code. The taxing districts will begin collecting approximately one hundred dollars (\$100.00) per year in real estate taxes.

**ORDINANCE NO. 22-200:** It is requested an ordinance be passed declaring that certain real property owned by the City as part of the Land Reutilization Program identified as Parcel No. 59-60590.000, and located at 422 Camp 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.

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**ITEM C – Submitted by Debi Eversole, Housing Development Specialist**

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**LAND BANK MOW TO OWN PURCHASE AND SALE 823 NORTH DEPOT STREET**

**Budgetary Information:** The cost associated with this purchase & sale agreement is the total amount of the title search, closing costs, deed preparation, property maintenance 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 these expenses from the sale and any proceeds of the sale shall be dispersed in accordance with the provisions of Chapter 5722 of the Ohio Revised Code. The taxing districts will begin collecting approximately ninety-five dollars (\$95.00) per year in real estate taxes.

**ORDINANCE NO. 22-201:** It is requested an ordinance be passed declaring that certain real property owned by the City as part of the Land Reutilization Program identified as Parcel No. 58-01812.000, and located at 823 North Depot 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.

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**ITEM D – Submitted by Debi Eversole, Housing Development Specialist**

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**LAND BANK APPROVAL TO ACCEPT SIX PARCELS**

**Budgetary Information:** The cost of these acquisitions should be limited to transfer fees and will be paid out of the Land Bank expense account. Expenses will be recouped at the sale of the property. The taxing districts will not collect the approximate twenty-nine thousand seven hundred forty dollars (\$29,740.00) owed in delinquent taxes.

**RESOLUTION NO. 056-22R:** It is requested a resolution be passed approving and accepting certain real property for the acquisition into the Land Reutilization Program; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

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**ITEM E – Submitted by Aaron Klein, Public Works Director**

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**SANDUSKY BAY PATHWAY AND THE LANDING MECCA MOTEL EASEMENTS**

**Budgetary Information:** The cost of the two temporary easements is \$631.00, and the total cost of the permanent easement is \$44,308.00 for a total acquisition price of \$44,939.00. This will be paid from Capital Issue 8 Funds.

1. **ORDINANCE NO. 22-202:** It is requested an ordinance be passed approving temporary easements that will be granted to the City by EPH Sandusky, LLC, for the Sandusky Bay Pathway as part of The Landing Project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.
2. **ORDINANCE NO. 22-203:** It is requested an ordinance be passed approving an easement that will be granted to the City by EPH Sandusky, LLC, for the Sandusky Bay Pathway as part of The Landing Project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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**ITEM F – Submitted by Aaron Klein, Public Works Director**

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**APPROVAL TO PURCHASE BULK ROCK SALT FOR CY 2023**

**Budgetary Information:** Funds for the purchase of bulk rock salt are routinely budgeted in the Street Fund each year. The total allocation for 2023 would be \$132,500.00.

**ORDINANCE NO. 22-204:** It is requested an ordinance be passed authorizing and directing the City Manager to purchase bulk highway deicing rock salt for the division of Streets and Traffic to

be used in the CY 2023 from Compass Minerals America, Inc., of Overland Park, Kansas; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

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**ITEM G – Submitted by Cody Browning, IT Manager**

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**GIS COST SHARE AGREEMENT WITH ERIE COUNTY 2023-2028**

**Budgetary Information:** The City's share of this agreement will be \$26,759.00 per year, with a total cost over the length of agreement of \$160,554.00 which will be split between departmental operating budgets.

**ORDINANCE NO. 22-205:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a Geographical Information System (GIS) 2023-2028 cost share agreement with Erie County; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion by Mr. Harris and a second by Mr. Murray, the commission voted to pass Consent Items B-G ordinances and resolutions under suspension of the rules and in full accordance with Section 14 of the City Charter.**

Mr. Murray added that a question was raised on the percentage of real estate taxes that comes back to the City. On your tax bill if you look it is 9% to the City, 14% to the County, and just under 76% to Sandusky schools.

**Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. Roll call on the ordinances and resolutions: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared these passed.**

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**REGULAR AGENDA ITEMS**

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**ITEM A – Submitted by Cathy Myers, Commission Clerk**

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**NEW LIQUOR LICENSE FOR SANDUSKY FOOD HALL BAR LLC**

**Budgetary Information:** There is no budgetary impact for this item.

**Notice to Legislative Authority for a New D1 Liquor License;** Beer only for on premises consumption or in original sealed containers for carry out only until 1:00am, **for Sandusky Food Hall Bar LLC, 317 E. Washington.**

**Upon motion by Mr. Murray and a second by Mr. Poole, the commission voted to request a local hearing on this liquor license.**

Mr. Wobser stated that this license is for the former Kreimes Grocery that had been purchased for the construction redevelopment into a Food Hall concept. It has obviously been stalled a few times since it was initially announced. And while the City is committed to the Economic Development Grant for the project, until the completion of the project, we will not expend any funds on it. Director Holody, who is unable to be here tonight, and I met with the developer of the project, and he did let us know that he had some positive momentum as to financing, and we are awaiting verification of that. While we continue to extend the grant for now, and he will check with Mr. Holody to see where we are with that process. President Brady stated that he sensed the commission did not want to kill a viable project, but that their patience has been tested on this site for a long time. It appears we are getting close to fruition. But it is prudent for us ask for a hearing on this liquor permit. We can always redraw our request if they do provide plans and financing proof. Mr. Heil stated that it is correct, the motion pending now is to lodge an objection and ask for a hearing which starts the process that allows us to have a say in the authorization for a liquor permit, if at some point we withdraw our request, it would be up to the Department of Liquor Control whether they get the liquor permit. Mr. Murray added largely we just are trying to get their attention. Mr. Poole inquired when this hearing was likely to take place. Mr. Heil stated we have thirty days to file our objection after that it will probably take some months to schedule the hearing with the Department of Liquor Control. Mr. Poole stated the reason he asked what it is they are going to provide us, that makes us think it is a viable project. President Brady asked Mr. Wobser if they have provided documentation. Mr. Wobser stated that Mr. Holody asked them to provide a letter from the bank that had approved the loan for the project. He will get with Mr. Holody to see if he is still waiting for that letter. Mr. Meinzer asked to be



clear that the vote was to hold a hearing. Mr. Heil stated that a yes vote would be to have the hearing. A no vote would be to not have the hearing.

**Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this motion passed.**

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**ITEM 1 – Submitted by Nicole Grohe, Community Development Program Administrator**

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**PERMISSION TO ACCEPT BIDS FOR CDBG FY21 DEMOLITION PROJECT #5**

**Budgetary Information:** The total estimated cost for this project including advertising and miscellaneous expenses is anticipated to exceed \$10,000. After receipt and review of bids, staff will present to City Commission a recommendation to enter into a contract with the firm that provided the lowest and best bid for the demolition. The costs for the demolition and asbestos abatement will be paid with FY 21 Community Development Block Grant funds.

**RESOLUTION NO. 057-22R:** It is requested a resolution be passed declaring the necessity of the City to proceed with the proposed CDBG FY21 Demolition Project #5; 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 by Mr. Waddington and a 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. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. Roll call on the resolution: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this resolution passed.**

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**ITEM 2 – Submitted by Aaron Klein, Public Works Director**

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**PERMISSION TO ACCEPT BIDS FOR MILLS STREET HIGH RATE TREATMENT PROJECT**

**Budgetary Information:** The engineer's estimate for the construction costs is \$33,500,000.00. The City will be applying for funds through Water Pollution Control Loan Fund (WPCLF) program through the Ohio Environmental Protection Agency (OEPA). The WPCLF program has a lower interest rate than the OWDA program and is therefore more enticing for a project of this magnitude. Additionally, staff is considering sponsoring two other environmental projects by the Geauga Park District and the Village of Indian Hill in the State of Ohio that would reduce the City's interest rate on the WPCLF loan by upwards of 0.50%. Staff is also working with Ohio EPA to determine if any aspects of the project, such as the backup generator, will be eligible for principal forgiveness or reduced interest rates. Although doing all these things is very time consuming, the hope is to obtain a hybrid interest rate that is even lower than the already-low WPCLF rates that are commonly below market rates. Finally, Erie County will be responsible for paying their share of this project, including design and inspection which will likely be just over 10%, pursuant to the Sewer Services Agreement and associated Amendments.

**RESOLUTION NO. 058-22R:** It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed Mills Street High Rate Treatment Project; approving the specifications and engineer's estimate of cost thereof; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion by Mr. Meinzer and a second by Mr. Poole, 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. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. Roll call on the resolution: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this resolution passed.**

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**ITEM 3 – Submitted by Aaron Klein, Public Works Director**

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**PELEE ISLANDER STOP PILES PROJECT CHANGE ORDER #1 AND FINAL**

**Budgetary Information:** The original contract with Toledo Caisson Corporation was \$163,000.00, and with the addition of this Change Order #1 and Final in the amount of \$19,727.25, the final contract is \$182,727.25. The final cost breakdown is as follows:

<u>Original</u>	<u>Revised</u>
Owen Sound Transportation Co	\$157,000.00    \$168,227.25



City of Sandusky	\$ 6,000.00	\$ 14,500.00
Total	\$163,000.00	\$182,727.25

The City's portion would be paid with Capital Funds. The OSTC portion would be paid by the City with full reimbursement by OSTC full shortly thereafter.

**ORDINANCE NO. 22-206:** It is requested an ordinance be passed authorizing and directing the City Manager to approve the first and final change order for work performed by Toledo Caisson Corporation of Ottawa Lake, Michigan, for the Pelee Islander Stop Piles Project in the amount of \$19,727.25; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion by Mr. Waddington and a second by Mr. Murray, the commission voted to pass this ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.**

Mr. Klein explained that there are two components to this change order. The original project was \$6000 to remove six stop piles. It turned out there were five, but they were drilled deep, and steel and we could not remove them without compromising the lakebed at that location. We did not have the original construction drawings. We had to hire a diver, which increased our portion to \$14,500. The remaining \$168,000+ will be paid for by our Canadian partners & he stated he believes we have already received their portion.

**Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. Roll call on the ordinance: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this ordinance passed.**

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#### ITEM 4 – Submitted by Jane Cullen, Assistant City Engineer

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##### **PERMISSION TO ACCEPT BIDS FOR EAST MONROE STREET RESURFACING PROJECT**

**Budgetary Information:** The engineer's estimate for construction is \$901,348.54. ODOT will fund 80% eligible costs in the amount of \$721,078.83. The City's 20% share of \$180,269.71 will be funded with Issue 8 Street Funds from the Capital Projects Funds.

**RESOLUTION NO. 059-22R:** It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed East Monroe Street Resurfacing Project; approving the specifications and engineer's estimate of cost thereof; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion by Mr. Harris and a 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. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. Roll call on the resolution: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this resolution passed.**

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#### ITEM 5 – Submitted by Jane Cullen, Assistant City Engineer

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##### **PERMISSION TO ACCEPT BIDS FOR HEALTHY HAYES SAFETY IMPROVEMENTS PROJECT**

**Budgetary Information:** The engineer's estimate for construction is \$1,002,250.18. ODOT will fund through the Highway Safety Improvement Program (HSIP) 90% of eligible costs in the amount of \$878,265.16. The City's share of construction costs is \$123,985.02 and will be funded with Issue 8 Street Funds from the Capital Projects Funds.

**RESOLUTION NO. 060-22R:** It is requested a resolution be passed declaring the necessity for the City to proceed with the proposed Healthy Hayes Safety Improvements Project; approving the specifications and engineer's estimate of cost thereof; and directing the City Manager to advertise for and receive bids in relation thereto; and declaring that this resolution shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion by Mr. Meinzer and a 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. Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. Roll call on the resolution: Mr. Meinzer, Mr. Poole, Mr.**

**Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this resolution passed.**

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**ITEM 6 – Submitted by Jane Cullen, Assistant City Engineer**

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**WEST SIDE UTILITY AND CONNECTIVITY IMPROVEMENTS PROJECT CHANGE ORDER #1 AND FINAL**

**Budgetary Information:** The original contract with Speer Bros, Inc., per ordinance 20-002 was \$4,407,163.00. Change Order #1 a deduct of \$419,067.00 decreases the total contract amount to \$3,988,096.00. The below information shows the final breakdown of costs and funding sources for the project.

<b>Fund Source</b>	<b>Original Contract</b>	<b>Change Order</b>	<b>Final Contract</b>
(OWDA) Sewer Fund, Storm*	\$1,947,568.00	- \$144,120.22	\$1,803,447.78
(OWDA) Water Fund *	\$1,962,478.00	-\$206,230.70	\$1,756,247.30
(OWDA) Sewer Fund, Sanitary*	\$ 29,000.00	-\$6,000.00	\$23,000.00
Issue 8 (2019 Pathway)	\$ 203,775.00	\$81,895.62	\$285,670.62
Capital (2019 Pathway)	\$ 200,000.00	-\$139,971.70	\$60,028.30
Issue 8 (Street)	\$ 64,342.00	-\$4,640.00	\$59,702.00
<b>Total</b>	<b>\$4,407,163.00</b>	<b>-\$419,067.00</b>	<b>\$3,988,096.00</b>

\*The OWDA loans were approved via ordinance 20-004

**ORDINANCE NO. 22-207:** It is requested an ordinance be passed authorizing and directing the City Manager to approve the first and final change order for work performed by Speer Bros., Inc., of Sandusky, Ohio, for the West Side Utility & Connectivity Improvements; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion by Mr. Murray and a second by Mr. Poole, the commission voted to pass this ordinance under suspension of the rules and in full accordance with Section 14 of the City Charter.**

Mr. Poggiali stated it was nice to see a decrease in a change order, especially in that amount.

**Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. Roll call on the ordinance: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this ordinance passed.**

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**ITEM 7 – Submitted by Josh Snyder, Public Works Engineer**

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**PERMISSION TO AWARD CONTRACT FOR PERKINS AVENUE WATERLINE REPLACEMENT & RESURFACING PROJECT**

**Budgetary Information:** The total construction cost of the project based on bids is \$5,411,227.34 which will be funded accordingly:

OWDA Loan - Water	\$3,807,537.15
OWDA Loan - Storm/Sewer	\$518,547.30
OPWC Loan - 0% Interest	\$145,049.00
OPWC Grant	\$325,000.00
Issue 8	\$615,093.89
<b>Total</b>	<b>\$5,411,227.34</b>

**ORDINANCE NO. 22-208:** It is requested an ordinance be passed authorizing and directing the City Manager to enter into a contract with Speer Bros., Inc., of Sandusky, Ohio, for the Perkins Avenue Waterline and Resurfacing Project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion by Mr. Meinzer and a 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.**

Mr. Klein stated that we had interest on this round of bidding. We are really looking forward to getting rid of this legacy issue. And the water crews will be happy not to have to be out there in the middle of winter again after this winter. The completion deadline is extended to December

2023, and the hope is that they can get in there quickly. The problem is that we have had long delays on utility infrastructure, some of the castings, some of the pipes depending on material, and valves and these types of things. A lot of these contractors have a backlog and that is why we did not get bids the first time around. By November we should know the plan of action and let the public know as well. Mr. Poole inquired where the waterline was. Mr. Klein replied that the existing waterline was in the street and is being moved to the curbside area. A temporary waterline will be run on the surface so we can place it in the same trench rather than keeping that one in place and dig through all the rock and increase the cost. It will be similar to the one we will be doing on Warren Street as well. The good thing about doing the waterline the way we are doing it, is the existing waterline that has had seventy-five+ breaks in it, should be out of service when the new one is installed. Instead of waiting until the end of the project to take that one out of service, it will be out of service much earlier. It will actually improve their ability to have water.

**Roll call on the motion:** Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. **Roll call on the ordinance:** Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this ordinance passed.

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**ITEM 8 – Submitted by Josh Snyder, Public Works Engineer**

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**APPROVING AN OWDA LOAN FOR THE PERKINS AVENUE WATERLINE & RESURFACING PROJECT**

**Budgetary Information:** The total loan amount being financed will be as follows:

Construction	\$4,326,084.45
Contingency (10%)	\$432,608.45
<u>OWDA Administrative Fee (0.35%)</u>	<u>\$16,655.43</u>
Total	\$4,775,348.33

**ORDINANCE NO. 22-209:** It is requested an ordinance be passed authorizing a cooperative agreement between the City of Sandusky and the Ohio Water Development Authority (OWDA) to finance the cost of construction for the Perkins Avenue Waterline and Resurfacing Project; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion by Mr. Waddington and a 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. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. **Roll call on the ordinance:** Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this ordinance passed.

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**ITEM 9 – Submitted by Jeffrey Meinert, Sewer Plant Superintendent**

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**PERMISSION TO PURCHASE A 2024 FREIGHTLINER FOR THE WASTEWATER TREATMENT PLANT**

**Budgetary Information:** The total cost for one (1) 2024 Freightliner M2 112 shall not exceed \$198,326 and will be paid from Capital Sewer Funds.

**ORDINANCE NO. 22-210:** It is requested an ordinance be passed authorizing and directing the City Manager to purchase a 2024 Freightliner M2 112 truck from Cleveland Freightliner, Inc., (D.B.A. Valley Freightliner, Sterling, and Western Star Trucks of Cleveland) of Parma, Ohio, through the State of Ohio Department of Transportation Cooperative Purchasing Program for the Wastewater Treatment Plant; and declaring that this ordinance shall take immediate effect in accordance with Section 14 of the City Charter.

**Upon motion by Mr. Harris and a 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.**

President Brady remarked that we buy this truck now and receive it a couple years from now, it that true with most vehicles we are purchasing now? Mr. Klein stated it is a true scenario, it seems everything we purchase it is taking a while these days.

**Roll call on the motion:** Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. **Roll call on the ordinance:** Mr. Meinzer, Mr. Poole, Mr. Murray,

**Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this ordinance passed.**

### **CITY MANAGER'S REPORT**

#### **DONATIONS**

- Thank you to Sandusky resident, Tom Patterson and Barnes Nursery of Huron for the coordination and donation of the tree that will illuminate Schade-Mylander Plaza throughout the holiday season. The tree will arrive Downtown during the first week in November. **Mr. Meinzer made motion, seconded by Mr. Poole to accept this donation. President Brady declared this motion approved.**
- Thank you to Karen Bennett who donated \$400 to the Memorial Tree Fund at Oakland Cemetery. A silver maple will be planted this fall to honor members of the Good and Brownell families. **Mr. Poggiali made motion, seconded by Mr. Murray to accept this donation. President Brady declared this motion passed.**

### **NEW & OLD BUSINESS**

#### **ADMINISTRATION**

- I would like to request a motion to affirm the reappointment of Dr. Richard Keller to the Erie County Board of Health. Dr. Keller's re-appointment would begin January 1, 2023 for a five-year term. **Mr. Poggiali made motion, seconded by Mr. Poole to reappoint Dr. Keller. Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared this motion passed.**
- There has been a recent vacancy on the Housing Appeals Board. If interested in serving on this board complete an application and submit to the City Commission Clerk, Cathy Myers, at [CommissionClerk@cityofsandusky.com](mailto:CommissionClerk@cityofsandusky.com) A fillable form can be found on the city website, [www.cityofsandusky.com](http://www.cityofsandusky.com) under Boards and Commissions. Any questions can be directed to Ms. Myers at 419-627-5850.
- While construction activity is taking place at the Justice Center that will interrupt daily activities of the Courts for two weeks, there will be a temporary relocation of the Sandusky Municipal Court to the Commission Chambers at City Hall, 240 Columbus Ave, Sandusky OH from October 31, 2022 thru November 11, 2022. More information will be posted on the city and court's websites.

#### **POLICE**

- Just a reminder that SPD is collecting new coats, hats, and gloves in sizes infant to adult 2XL. Our Community Impact Officers will deliver these to members of the Southside Enrichment and Empowerment group in December so they can be given to children in need.

#### **PUBLIC WORKS**

- The drop-off area for bagged leaves is now open and located near the Marquette Drive entrance to the City Service Center. For questions about the City's curbside Leaf Collection Program, visit our website or call 419.627.5884.

#### **PLANNING**

- A video summary of the South Side Plan progress has been posted on our City YouTube page. We invite commissioners to view the video and share the link with the community. The link and more information on the planning process can be found at [cityofsandusky.com/southsideplan](http://cityofsandusky.com/southsideplan).

### **OLD BUSINESS**

None.

**NEW BUSINESS**

**Mr. Murray made motion to move into Executive Session to discuss Human Resources City Manager's Office, seconded by Mr. Poole. Roll call on the motion: Mr. Meinzer, Mr. Poole, Mr. Murray, Mr. Brady, Mr. Poggiali, Mr. Waddington, and Mr. Harris 7. President Brady declared the Executive Session set.**

**AUDIENCE PARTICIPATION**

Chris Weidel, 403 East Adams Street, thanked everyone for the opportunity to address Commission. Two of the tenants in his Christian faith as well as our national constitution are justice and equality. He is here today because after watching the October 10<sup>th</sup> Commission meeting, he was compelled to speak out against offences to these Christian and American principals of justice and equality. The half-truths presented by your Law Director and his lying to all would hear or read his words do not serve justice. Though his professional occupation requires truthfulness, his statements have jeopardized his professional standing.

President Brady asked the resident to cease, he considers his statement a personal attack, and he will not allow him to continue speaking. You can leave the podium; you no longer have the floor. (because the resident continued to speak) President Brady asked Chief Oliver to escort the resident out of the building.

Mr. Poole stated that we do not allow people to make personal comments. President Brady stated not if they are making a personal attack.

Tim Schwanger, 362 Sheffield Way, stated he still was not clear on Item 3, the stop piles for the Pelee Islander. He just looked up the ordinance from last year and it stated that was an estimated cost of \$175,000 and we would initially pay for it and then be reimbursed by Owen Sound for 100%. Are we paying anything from our pocket for this project?

Mr. Klein stated he was guessing that Mr. Schwanger was citing the ordinance requesting to bid. The actual ordinance awarding the project was for \$163,000 with \$157,000 from Owen Sound and \$6000 from the City. That portion from the City was to remove those stop piles because the operation of the ferry service did not need them and was an aesthetic and safety opinion by the City.

Mr. Schwanger inquired if these were the same stop piles put in for the Island Rocket. Mr. Klein stated those were the five stop piles. He had no idea why they were originally installed, and he could not find any drawings on them. They were falling over, so we made the decision to remove them. Mr. Schwanger also asked about the Columbus Avenue Streetscape, the presentation which he has asked for a copy of, she mentioned discussion with stakeholders and an online survey. Are there going to be any community meetings here or at the State Theatre or some other location where additional comments could be heard on that? Is that part of the process moving forward?

President Brady stated that Ms. Blair had left the meeting, but they would get an answer to his inquiries.

Mr. Poole commented that he fully recognized we have rules that residents cannot make personal attacks. He supports that. The comments made tonight were inappropriate. But being escorted out of the building while being taped, he feels is over the top. The gentleman needed to be asked to sit down or change his presentation, so that he left out the personal attacks. In no way does he think that we as a commission should we be treating the citizens that way. If you folks want to stand up behind that then you can. That was inappropriate, having him lead out of here on television. President Brady stated Mr. Poole was entitled to his opinion.

**ADJOURNMENT**

**The Commission moved into Executive Session at 6:27 p.m. and returned to Regular Session at 7:20 p.m.**

**Upon motion of Mr. Poggiali, the Commission moved to adjourn at 7:20 p.m. President Brady declared the meeting adjourned.**



Cathleen A. Myers  
Commission Clerk



Richard R. Brady  
President of the City Commission