

PUBLIC HEARING

September 21, 2026

The September 21, 2026 Public Hearing was called to order at 6:45 p.m. in Council Chambers by Julia Lemire, President. City Council members present were Scott Moore, Kate Niederkohr, John Walker, Kenneth Wessler, Tom Karcher, Aaron Korte, and Julia Lemire.

Others present included: Kyle McColly, Mayor; Nickie Coppler, City Auditor; Deb Michener; Amanda Watson; Randall Besecher, Louis Dreyfus Company; Robert Waxlax, Louis Dreyfus Company; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The purpose of this public hearing was to allow public input on a request to vacate a 16½' unimproved east/west alley lying between Evergreen Lane to the east and a 19.8' unimproved north/south alley to the west.

All of the adjacent property owners have signed the petition to vacate this unimproved east/west alley. A description of the alley has been provided by Koehler Surveying, Inc.

City Council will discuss this request in their meeting to follow this public hearing and determine how they want to proceed with this request.

There being no further business, the President declared the hearing adjourned.

Sarah J. Bennett, Clerk

Julia Lemire, President

CITY COUNCIL

September 21, 2026

The September 21, 2026 City Council meeting was called to order at 7:00 p.m. in Council Chambers by Julia Lemire, President. A moment of silence was observed followed by the Pledge of Allegiance to the Flag of the United States of America. City Council members present were Scott Moore, Kate Niederkohr, John Walker, Kenneth Wessler, Tom Karcher, Aaron Korte, and Julia Lemire.

Others present included: Kyle McColly, Mayor; Nickie Coppler, City Auditor; Aaron Schoenberger, Water Treatment Plant Supervisor; Deb Michener; Amanda Watson; Randall Besecher, Louis Dreyfus Company; Robert Waxlax, Louis Dreyfus Company; Suzy Cross; Mike Cross; Mark Albert; Trish Frazinni; Heidi Moore; Chris Moore; Matt Hudkins, Precision Safe Sidewalks; Macie Clipner, Precision Safe Sidewalks; Marsha Thomas; Sharon Huffman; Alan Lortz; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the September 8, 2026 City Council meeting, having been mailed to each City Council member, were approved as received.

The minutes of the September 8, 2026 Safety Committee meeting, having been mailed to each City Council member, were reviewed.

The minutes of the September 8, 2026 Service Committee meeting, having been mailed to each City Council member, were reviewed.

The minutes of the September 8, 2026 Planning Commission meeting, having been mailed to each City Council member, were reviewed.

The minutes of the September 14, 2026 Park Board meeting, having been mailed to each City Council member, were reviewed.

The minutes of the September 14, 2026 Downtown Committee meeting, having been mailed to each City Council member, were reviewed.

The minutes of the September 17, 2026 Civil Service Commission meeting, having been mailed to each City Council member, were reviewed.

Mr. Matt Hudkins, Precision Safe Sidewalks, addressed City Council regarding the sidewalk assessment his company conducted recently. Mr. Hudkins noted that they assessed just over eight (8) miles of sidewalks and identified 1,362 trip hazards with those sidewalk panels having differentials between them of ¼" to 2½". Mr. Hudkin shared information concerning a cost savings program, a dust abatement system, their patented sole source trip-and-fall hazard removal service, etc. Mayor McColly indicated that there are issues with trees raising the sidewalks and creating these issues and in some cases the trees will need to be removed and replaced with more appropriate trees.

Mr. Robert Waxlax, Louis Dreyfus Company, addressed City Council regarding the proposed Infrastructure Improvement Agreement between the City of Upper Sandusky, Ohio, and Louis Dreyfuss Company Agricultural Products LLC. It was noted that the agreement is an attachment to Ordinance No. 93-14 that will be considered by City Council later in this meeting.

Visitors to the meeting, including Upper Sandusky and Wyandot County residents (including: Deb Michener, Heidi Moore, Sharon Huffman, Alan Lortz, and Suzy Cross) addressed City Council regarding a variety of issues. Mrs. Deb Michener stated that Smartland Energy has no experience in this type of project, their background is in realty. Mrs. Michener also noted that at the event held by Smartland Energy at Trinity Evangelical Church on September 10, 2026 that they responded to inquiries as if they were the data center. Mrs. Heidi Moore stated that the scaffolding in front of her Creekside Boutique and Marketplace, 135 North Sandusky Avenue, was purchased and installed in June due to issues with the building façade. Mrs.

Moore indicated that a contractor was lined up to do the repairs and then cancelled at the end of July. Mrs. Moore noted that she continues to receive quotes for the work and she is still actively working on the project. Mrs. Sharon Huffman stated that she agrees with Mrs. Michener, and noted that no water study and no sound/noise study has been done by Smartland Energy. Mrs. Huffman noted that Smartland Energy is willing to bribe the community with cash for kids, and she inquired if the data center project is a done deal? Mrs. Huffman also asked who is going to help with the expansion of the Water Treatment Plant, the Louis Dreyfus Company or Smartland Energy? Mrs. Huffman stated that City Council and the Planning Commission owe the people an explanation about the data center, and noted that the people are not getting answers that they deserve. Mr. Alan Lortz indicated that he lives near the proposed data center site and the federal government is weakening EPA standards and he has concerns about breathing health issues with such a facility in close proximity. Mr. Lortz also noted that he spoke with a representative at the event held by Smartland Energy at Trinity Evangelical Church and he told the representative he had concerns and the representative asked if his concerns were regarding runoff, and he found that alarming because that was not at the top of his list of concerns. Mrs. Suzy Cross, in following up from Mr. Lortz's comments, indicated that she also attended the Smartland Energy event at Trinity Evangelical Church and spoke with a representative regarding the closed loop system and she was told that there would be no runoff.

Mrs. Niederkohr reminded residents that Fall Clean-Up is taking place this week.

Mrs. Nickie Coppler, City Auditor, explained the amendments to Ordinance No. 87-14 to the members of City Council including the addition of funds for the purchase of a property owned by Fairhaven, the addition of funds for a new computer and a possible agreement with RunnerStone to assist with data center communications.

A motion was made by Mrs. Niederkohr seconded by Mr. Korte, to place Ordinance No. 87-14 entitled, "AN ORDINANCE TO MAKE SUPPLEMENTAL APPROPRIATIONS TO THE ANNUAL APPROPRIATIONS ORDINANCE NO. 44-14, TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF UPPER SANDUSKY, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2026.", on its second reading by title only as amended. Upon Roll Call, all members voted as follows:

Mr. Moore	-	Yes
Mrs. Niederkohr	-	Yes
Mr. Walker	-	Yes
Mr. Wessler	-	Yes
Mr. Karcher	-	No
Mr. Korte	-	Yes
Mrs. Lemire	-	Yes

The President declared the motion carried by a 6-1 vote. The Clerk read Ordinance No. 87-14 for the second time by title only as amended.

A motion was made by Mrs. Niederkohr, seconded by Mrs. Lemire, for the adoption of Ordinance No. 87-14 as amended. Upon Roll Call, all members voted as follows:

Mr. Moore	-	Yes
Mrs. Niederkohr	-	Yes
Mr. Walker	-	Yes
Mr. Wessler	-	Yes
Mr. Karcher	-	No
Mr. Korte	-	Yes
Mrs. Lemire	-	Yes

The President declared the motion carried by a 6-1 vote and Ordinance No. 87-14 was duly adopted as amended.

A motion was made by Mr. Korte, seconded by Mrs. Niederkohr, to place Resolution No. 88-14 entitled, “A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF UPPER SANDUSKY TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION (OPWC) STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED, AND DECLARING THIS ACT AN EMERGENCY.”, on its second reading by title only. Upon Roll Call, all members voted Yes; the President declared the motion carried. The Clerk read Resolution No. 88-14 for the second time by title only.

A motion was made by Mr. Karcher, seconded by Mr. Korte, for the adoption of Resolution No. 88-14. Upon Roll Call, all members voted Yes. The President declared the motion carried and Resolution No. 88-14 was duly adopted.

A motion was made by Mr. Moore, seconded by Mr. Karcher, to place Ordinance No. 89-14 entitled, “AN ORDINANCE DECLARING CERTAIN MUNICIPAL EQUIPMENT NO LONGER NEEDED FOR MUNICIPAL PURPOSES AND AUTHORIZING THE SALE OF A 2018 FORD EXPLORER POLICE CRUISER AND A 2020 FORD EXPLORER POLICE CRUISER.”, on its first reading by title only. Upon Roll Call, all members voted Yes; the President declared the motion carried. The Clerk read Ordinance No. 89-14 for the first time by title only.

A motion was made by Mr. Walker, seconded by Mrs. Niederkohr, to place Ordinance No. 90-14 entitled, “AN ORDINANCE AMENDING SECTION 933.12 FROZEN METER CHARGE OF THE CODIFIED ORDINANCES.”, on its first reading by title only. Upon Roll Call, all members voted Yes; the President declared the motion carried. The Clerk read Ordinance No. 90-14 for the first time by title only.

A motion was made by Mr. Karcher, seconded by Mrs. Niederkohr, to place Ordinance No. 91-14 entitled, “AN ORDINANCE TO APPROVE A BID SUBMITTED FOR THE HIGHLAND PARKWAY RECONSTRUCTION PROJECT, AND DECLARING THIS ACT AN EMERGENCY.”, on its first reading by title only. Upon Roll Call, all members voted Yes; the President declared the motion carried. The Clerk read Ordinance No. 91-14 for the first time by title only.

A motion was made by Mr. Moore, seconded by Mrs. Niederkohr, to place Ordinance No. 92-14 entitled, “AN ORDINANCE TO APPROVE A BID SUBMITTED FOR THE ADA CURB RAMPS PROJECT, AND DECLARING THIS ACT AN EMERGENCY.”, on its first reading by title only. Upon Roll Call, all members voted Yes; the President declared the motion carried. The Clerk read Ordinance No. 92-14 for the first time by the title only.

A motion was made by Walker, seconded by Mr. Walker, seconded by Mr. Korte, to place Ordinance No. 93-14 entitled, “AN ORDINANCE AUTHORIZING AND APPROVING AN INFRASTRUCTURE IMPROVEMENT AGREEMENT BETWEEN THE CITY OF UPPER SANDUSKY, OHIO, AND LOUIS DREYFUS COMPANY AGRICULTURAL PRODUCTS LLC FOR IMPROVEMENTS TO THE CITY'S WATER TREATMENT FACILITY AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.”, on its first reading by title only. Upon Roll Call, all members voted as follows:

Mr. Moore	-	No
Mrs. Niederkohr	-	Yes
Mr. Walker	-	Yes
Mr. Wessler	-	Yes
Mr. Karcher	-	Yes
Mr. Korte	-	Yes
Mrs. Lemire	-	No

The President declared the motion carried by a 5-2 vote. The Clerk read Ordinance No. 93-14 for the first time by title only.

A request was received for the Upper Sandusky High School to hold their annual Homecoming Parade on Monday, September 28, 2026. Mayor McColly indicated that the parade will step off at 6:00 p.m. and travel the same route it did in 2025, beginning at the Upper Sandusky Middle School and travel east on West Finley Street and turn left onto North Sandusky Avenue traveling north and then turn left onto Houpt Drive traveling west to the Upper Sandusky High School Athletic Complex. City Council members voiced no objections to this request.

Discussion was held regarding the request to vacate a 16½' unimproved east/west alley lying between Evergreen Lane to the east and a 19.8' unimproved north/south alley to the west as reviewed in the Public Hearing held prior to this meeting. It was agreed to proceed with an Ordinance to address this matter.

It was reported that people are walking along State Route 53 N and some individuals were recently seen in the area near Tarhe Trail. An inquiry was made about reducing the speed limit in this area. Mayor McColly indicated that he will discuss this matter with Mr. Brad Taylor, Street and Sanitation Supervisor.

Mrs. Coppler reviewed the Finance Report for August 2026 with the members of City Council.

City Council members also noted receipt of the Transient Guest Tax Report as of the third quarter of 2026.

Mayor McColly reported on the following:

- Mr. Bruce Brandstetter, Brandstetter Carroll, Inc., Mr. Edward Roth, Brandstetter Carroll, Inc., and Mr. Eric Honaker, Water Distribution Supervisor, are currently at a meeting with residents of Crawford to discuss the installation of a waterline to service approximately eighty (80) residences and a couple businesses. Funding for this \$2,900,000.00 project was applied for and awarded with half of the cost to be forgiven and the remainder to be repaid over a thirty (30) or forty (40) year loan with Crawford residents and businesses to be charged a monthly fee to repay the loan.
- A meeting is scheduled for tomorrow with Civil & Environmental Consultants, Inc. (CEC) to discuss the Brownfield Remediation Grant for the remediation and demolition of the former Fairhaven/Vancrest property located at 850 Marseilles Avenue. The closing on the property is scheduled for Monday, September 28, 2026.
- There will be a West Central Ohio Rural Planning Organization (WORPO) meeting on Wednesday, September 23, 2026 to discuss curbs and gutters on Eighth Street.
- Mayor McColly will be attending the Ohio Municipal League Annual Conference in Columbus, Ohio next week from Wednesday, September 30, 2026 thru Friday, October 2, 2026.

There being no further business, the President declared the meeting adjourned.

Sarah J. Bennett, Clerk

Julia Lemire, President