

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Regular Meeting Tuesday, June 23, 2020 at 6:30 p.m.**

The Mayor called the regular meeting of Huron City Council to order at 6:30pm on Tuesday, June 23, 2020 at Huron City Hall. The Mayor called for a moment of silence. After the moment of silence, the Mayor led in saying the Pledge of Allegiance to the Flag.

**Public Hearing on the Proposed Annual Tax Budget for 2021**

The Mayor directed the clerk to call the roll for the Public Hearing. The following members of Council answered present: **Christine Crawford, Mark Claus, Monty Tapp, Sam Artino, Joe Dike, Trey Hardy and Joel Hagy.**

The Mayor asked that all individuals intending to testify at the hearing should stand and be sworn in. Cory Swaisgood, Finance Director, was sworn in by Todd Schrader, Law Director. Mr. Schrader asked Mr. Swaisgood that when he approaches the podium, that he kindly reaffirm that he was sworn in.

Mr. Swaisgood approached the podium, stated that he has received the oath as administered, and said that it is nice to see everyone. He joked that the person he has seen the second-most since the COVID-19 has begun is Mr. Spafford, so it is nice to see other people. The City's tax budget process is an annual statutory requirement under the City Charter and Ohio Revised Code Section 5705. The 2021 municipal tax budget was submitted to Council on May 29, 2020, in accordance with the requirement that it be submitted by June 1, 2020 so we are in compliance with the Charter and Revised Code. The tax budget was posted to the site and published for public inspection. We are required to hold this public hearing in June and by July 15<sup>th</sup> the Ohio Revised Code and City Charter requires Council to adopt the tax budget and submit the same to the Budget Commission. This was Mr. Swaisgood's first action as Finance Director last year, so for the first time, he is finally doing something for the second time.

Mr. Swaisgood asked Council to notice the second page of comparative expenditure statements not provided in prior year. This is an annual requirement under the ORC Section 5705.29 that the City must provide the County Auditor with the tax budget. One note to make is the 2020 estimated expenditures in this section include COVID-19 assumptions that we discussed with the Finance Committee and City Council. We anticipate 2020 revenues will normalize, somewhat, with reductions to the State and Local income taxes just as we have previously discussed over the last few months with the COVID-19 assumptions. Although we expect a reduction in unencumbered balances in 2020, all funds are expected to maintain positive fund balances through December 31<sup>st</sup> of 2021, which is a good sign. With having to estimate 2021 revenues during a global pandemic and economic downturn 8 to 9 months in advance, he wanted to point out that these are only estimates and could change significantly as we go through the 2021 budget process.

Some specific highlights noted by Mr. Swaisgood are the estimated unencumbered beginning balance for the General Fund in anticipated to reduce from \$1.1 Million as of January 1, 2020 to under \$800,000 as of January 1, 2021. This is a little greater than our initial COVID-19 projections that we shared with the Finance Committee and City Council, as those numbers that we have presented were a worst-case scenario to better prepare us for any drastic budget cuts, if necessary. We feel that with the global economy reopening, we estimated \$800,000 as where hope to have our fund balance at the end of the year in the General Fund. Other estimated 2021 beginning fund balances impacted by the global pandemic include the Parks and Recreation Funds, the Street Funds, and our general Capital Improvement Fund. For the General Fund estimated revenue in 2021, we are estimating a 5% state share reduction, a 2% income tax reduction, with a 1% reduction overall in General Fund revenue in 2021. The reason for the only 1% decrease is

mainly due to the increase in excise tax for electric revenue as Phase 2 of Mucci's expansions will be in full projection during 2021. The Parks and Recreation Fund and Boat Basin, with not knowing the full impact of COVID-19 and with the reopening of the economy, we are estimating an approximate 10% decrease in revenue for 2021. The Street Fund, which is Funds 212 and 213, with gas and permissive tax, we are predicting an impact for 2021 of a 5% reduction in revenue.

Mr. Swaisgood pointed out that in order to balance the budget for 2021, we are reducing estimated expenses for 2021, mainly due to travel, supplies and program expenses in those related funds to balance out the budget. Initial budget estimates for City essential services like police, fire, water and emergency street work are expected to remain unaffected for 2021 as we planned initially during the 2020 budget process.

The Mayor asked if anyone on Council had any questions. There being none, the Mayor declared the Public Hearing concluded.

### **Regular Meeting**

The Mayor directed the Clerk to call the roll for the regular meeting of Council. The following members of Council answered present: **Christine Crawford, Mark Claus, Monty Tapp, Sam Artino, Joe Dike, Trey Hardy and Joel Hagy.**

Staff participating in livestream meeting: Interim City Manager Mike Spafford, Finance Director Cory Swaisgood, City Engineer Doug Green, Law Director Todd Schrader and Executive Administrative Assistant and Clerk of Council Terri Welkener.

### **Approval of Minutes**

**Motion by Mr. Dike that the minutes of the work session and regular meetings of May 26, 2020, and minutes of the work session of June 9, 2020 be approved as printed and received.** The Mayor asked if there was any discussion on the motion. There being none, he directed the Clerk to call the roll on the motion. Members of Council voted as follows:

**YEAS:           Dike, Hardy, Hagy, Crawford, Claus, Tapp, Artino (7)**  
**NAYS:           None (0)**

There being more than a majority voting in favor of the motion, the motion passed.

### **Public Comments**

The Mayor asked the Clerk of Council to read comments e-mailed to her by residents.

Ms. Welkener read the comments of the following individuals, copies of which are attached hereto and made a part hereof by reference:

- Kim & Eddie Wimmer of 313 Wexford Drive and Matthew Laws of 304 Riverside Drive, together comprising Twisted Seagull Real Estate.
- Pam Thomas of 22 Oakwood Avenue.
- Ellen Templar of 352 Main Street.
- Mikalyn Wasco of 314 Elmwood Road (portions struck out were not read per instruction of Mikalyn Wasco).



Mayor Artino said that Council had discussion regarding this matter at the work session, but wanted to talk about it a little bit more in the City Manager's discussion and to inform everybody of the process to address some of these issues.

### **Old Business**

#### **Legal Discussion re: Showboat Property**

Mr. Schrader said that in terms of both the Showboat property and the ConAgra land swap, with us tonight is his partner, Jeff Moeller. Mr. Moeller is a litigator with his law firm and Council may recall that when we left off on our last discussions regarding the Showboat property, there was a discussion of a quiet title action to proceed with finalization of securing judicially ownership of lands, Water Lot No. 1 in particular. As of today, Mr. Moeller was at the Erie County courthouse doing research, etc. on past deeds, accretion and things of that nature. Mr. Schrader asked Mr. Moeller to come to the podium to address some of the detail on the status and where we from here on the quiet title action.

Mr. Moeller said that we are close to having the quiet title action prepared. He said that it appears that what once upon a time was Water Lot No. 1 was underwater for several decades. It actually is noted as such on the County tax rolls and it fell off the County tax rolls completely back in 1919 and has never been treated as a tax lot since because it was under water. Because it was underwater, we have a pretty good idea of what the chain of title is, and are preparing to move forward. The remaining task is to figure out who the heirs of the last concrete deed who needs to be named and served and they are about 90% done with that. Unfortunately, he was over at the Erie County courthouse this morning and tracked ownership all the way to the 1980's and the person that passed has no Will filed in Erie County, so he has to track her down. These things happen in quiet title actions, but we are close and anticipate that they will be ready to go in the next couple weeks.

#### **Legal Discussion re: ConAgra Land Swap**

Mr. Schrader said that Mr. Moeller is also involved in the ConAgra land swap matter. We did have a call today with the Ohio Division of Natural Resources and it was a very favorable call. We feel very confident that with some additional redlining that Mr. Moeller is going to undertake in terms of the land swap and some of the things that we discussed today, the requests from ODNR are not onerous by any stretch. It was a good call and they are cooperative and want to collaborate. He believes this get off the ground and resolved pretty quickly. Mr. Moeller said that ODNR promised to send him something he could redline. The only substantive issue was form they sent seemed to imply some maintenance and repair responsibilities that were not what we looking for – they backed off on that. Mr. Schrader said that we don't anticipate any major issues with this. There was also some discussion about use of the property easement rights for utilities to serve the remainder of the City of Huron parcel, and that is also under consideration. We are making good progress on that as well.

Mayor Artino asked if there were any questions – there were none.

### **Resolution No. 2020-40**

**Motion by Mr. Dike that the three-reading rule be suspended and Resolution No. 2020-40 (A RESOLUTION DECLARING IT NECESSARY TO IMPROVE CERTAIN PUBLIC PLACES IN THE CITY BY LIGHTING, AND DECLARING AN EMERGENCY) be placed upon its second reading.**

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

**YEAS: Dike, Hardy, Hagy, Crawford, Claus, Tapp, Artino (7)**  
**NAYS: None (0)**

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution No. 2020-40 placed upon its second reading. The Law Director read the Resolution by its title owner.

Mr. Spafford said that this is a continuation, going back to 2005, of the City's 3-year periods of the lighting assessment that is utilized to offset energy and capital maintenance costs to the City street lighting structure. This would be the continuation of that program into 2021, 2022 and 2023. The biggest highlights in terms of modifications from the existing legislation in place would be the reduction in the millage requested. We are currently under 1.04 millage, and this resolution requests a reduction to a 0.73 millage. The funds specifically highlighted within the legislative request is a breakdown of the utilization, a large portion of which is for the energy cost, and then also various street lighting improvements. There is a \$230,000 fund balance, largely dedicated to improvement of street lighting infrastructure along US-6, and also looking to put the other final plans on the amphitheater lighting. Mr. Spafford said that he hadn't received any questions since the last, but welcomed additional questions.

Mr. Claus asked if the amphitheater lighting includes all of the boat basin, as well. Mr. Spafford said that it did include that high traffic area.

The Mayor asked if there was any further discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 2020-42. Members of Council voted as follows:

**YEAS: Dike, Hardy, Hagy, Crawford, Claus, Tapp, Artino (7)**  
**NAYS: None (0)**

There being a majority vote in favor of adoption, Resolution 2020-42 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

### **New Business**

#### **Resolution 2020-38**

**Motion by Ms. Crawford that the three-reading rule be suspended and Resolution 2020-38 (A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER TO ENTER INTO A LEASE AGREEMENT FOR THE REAL PROPERTY LOCATED AT PERMANENT PARCEL NUMBER 45-00484.000) be placed upon its first reading.**

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

**YEAS: Crawford, Claus, Tapp, Artino, Dike, Hardy, Hagy (7)**  
**NAYS: None (0)**

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 2020-38 placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Spafford said the 7-acre (approximate) property located just to the east of the Woodlands Elementary campus was received as a gift from the Dreffer family. Mr. Enderle has been farming the property and this lease is in a similar structure to what was in place with the Dreffer family. The lease payment is \$175 per acre, payable on an annual basis. We right to review the agreement and make the renewal of the lease



decision annually as we look toward future plans for that piece of land, specifically. With over 7 acres, the lease generates revenue of approximately \$1,000 per year.

The Mayor asked if there was any further discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 2020-38. Members of Council voted as follows:

**YEAS: Crawford, Claus, Tapp, Artino, Dike, Hardy, Hagy (7)**  
**NAYS: None (0)**

There being a majority vote in favor of adoption, Resolution 2020-38 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

#### **Resolution 2020-42**

**Motion by Mr. Tapp that the three-reading rule be suspended and Resolution 2020-42 (A RESOLUTION AFFIRMING EXPENDITURE OF FUNDS FROM THE COUNTY CORONAVIRUS RELIEF DISTRIBUTION FUND) be placed upon its first reading.**

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

**YEAS: Tapp, Artino, Dike, Hardy, Hagy, Crawford, Claus (7)**  
**NAYS: None (0)**

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 2020-42 placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Swaisgood said that on Friday, the Governor signed House Bill 481 into law, which is part of the first wave of CARES Act funds that were distributed out to cities and counties that are over populations of 500,000. There was another portion that was attributed to the State of Ohio. The State of Ohio passed this Bill to distribute funds to counties for small communities that are under the 500,000 population limit. Under this Bill, City Council must adopt legislation affirming that funds received from the County may spent only to cover costs consistent with CARES Act requirements (COVID-19 eligible expenses mainly). The funds will not be distributed from the county's Coronavirus Relief Fund until this legislation is adopted and sent to the State, and also sent to the County. There is another piece of legislation on tonight's agenda to establish a special fund where the funds are required to be deposited and eligible expenses approved that are the CARES Act. We are asking for Council's approval to submit this legislation for the City's funds. Mr. Swaisgood said that he does not have the amount that we will be receiving, but House Bill 481 does state that it will be similar to what we receive for local government funds, which will be between \$100,000 to \$200,000.

Mr. Hagy asked if these are funds to be used to purchase PPE. Mr. Swaisgood said that we had previously talked about the FEMA grants. The FEMA grant was a 75% reimbursement of eligible expenses. We will be able to use 100% of these funds to offset the COVID-19 related expenses. We just need to keep track and be able to show that between March 1<sup>st</sup> and December 31<sup>st</sup> that any expense incurred on these COVID-19 eligible expenses were specific to the CARES Act. We would rather use these funds before we need to ask for any other type of reimbursement from FEMA. This will not be a reimbursement basis. It is subject to the State Auditor's (really a federal) requirement to audit us next year as we use these funds. My guess is there is going to be some compliance testing done next year from the State Auditor's Office to make sure we are using these funds in accordance with the CARES Act.

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

**YEAS: Tapp, Artino, Dike, Hardy, Hagy, Crawford, Claus (7)**

**NAYS: None (0)**

There being five votes or more in favor of the motion, Resolution 2020-42 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately

#### **Resolution 2020-43**

**Motion by Ms. Crawford that the three-reading rule be suspended and Resolution 2020-43 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO AUTHORIZE SEELEY, SAVIDGE, EBERT & GOURASH, CO., LPA TO PROCEED WITH FORMAL LEGAL ACTION TO QUIET TITLE ON ERIE COUNTY PERMANENT PARCEL NO. 42-01077.000 (COMMONLY KNOWN AS THE "SHOWBOAT" LANDS) be placed upon its first reading.**

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

**YEAS: Crawford, Claus, Tapp, Artino, Dike, Hardy, Hagy (7)**

**NAYS: None (0)**

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 2020-43 placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Schrader said that based on their earlier discussion, this authorizes SSEG to file a quiet title action on behalf of the City. Note that the proposed legislation estimates the cost in a range of \$7,500 to \$10,000, and if for some reason we go over \$10,000, we have to return to Council to seek approval for any additional expenditures and we would have to justify why we need additional funds.

The Mayor asked if there was any further discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 2020-43. Members of Council voted as follows:

**YEAS: Crawford, Claus, Tapp, Artino, Dike, Hardy, Hagy (7)**

**NAYS: None (0)**

There being a majority vote in favor of adoption, Resolution 2020-43 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

#### **Resolution 2020-45**

**Motion by Mr. Dike that the three-reading rule be suspended and Resolution 2020-45 (A RESOLUTION AUTHORIZING AND DIRECTING CERTAIN TRANSFERS AMONG THE VARIOUS FUNDS OF THE CITY) be placed upon its first reading.**

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

**YEAS: Dike, Hardy, Hagy, Crawford, Claus, Tapp, Artino (7)**

**NAYS: None (0)**



There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 2020-45 placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Swaisgood said this is a budget cash transfer related to the State Marine Patrol Grant that was passed by Council several months ago. In accordance with the Grant Agreement, the City's share of the Marine Patrol Grant is \$9,957.57. The City has received the State's portion of the grant in the amount of \$29,872.00. The grant was approved by Council on 4/28/20. As you can see from the exhibit, he has cash transferred to the Marine Patrol Grant from the General Fund portion. The cash balance after transfers is about \$8,000, but the receipt of that grant money from the State brings that closer to \$40,000.

The Mayor asked if there was any further discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 2020-45. Members of Council voted as follows:

**YEAS: Dike, Hardy, Hagy, Crawford, Claus, Tapp, Artino (7)**  
**NAYS: None (0)**

There being a majority vote in favor of adoption, Resolution 2020-45 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

#### **Ordinance No. 2020-11**

**Motion by Mr. Hardy that the three-reading rule be suspended and Ordinance 2020-11 (AN ORDINANCE ESTABLISHING THE LOCAL CORONAVIRUS RELIEF FUND (FUND NO. 226) AND DECLARING AN EMERGENCY) be placed upon its first reading.**

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

**YEAS: Hardy, Hagy, Crawford, Claus, Tapp, Artino, Dike (7)**  
**NAYS: None (0)**

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Ordinance 2020-11 placed upon its first reading. The Law Director read the Ordinance by its title only.

**Motion by Mr. Hardy that Ordinance 2020-11 be placed as an emergency measure.**

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll placing the ordinance as an emergency measure. Members of Council voted as follows:

**YEAS: Hardy, Hagy, Crawford, Claus, Tapp, Artino, Dike (7)**  
**NAYS: None (0)**

There being five votes or more in favor, Ordinance 2020-11 was placed as an emergency measure.

Mr. Spafford said that is relative to the resolution adopted earlier regarding the Coronavirus Relief Fund. This will establish the fund to be used to track the revenue and expenditures relative to COVID-19 expenses.

The Mayor asked if there was any further discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Ordinance 2020-11. Members of Council voted as follows:

**YEAS: Hardy, Hagy, Crawford, Claus, Tapp, Artino, Dike (7)**  
**NAYS: None (0)**

There being a majority vote in favor of adoption, Ordinance 2020-11 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Ordinance No. 2020-12**

**Motion by Mr. Claus that the three-reading rule be suspended and Ordinance 2020-12 (AN ORDINANCE AMENDING SECTION 1321.05 WORK ABANDONMENT OR DISCONTINUANCE; REFUND; SECTION 1321.06 BUILDING FEES; CONSTRUCTION, ALTERATIONS AND ADDITIONS; SECTION 1321.09 HEATING FEES; SECTION 1321.11 ELECTRICAL FEES; AND SECTION 1321.12 MISCELLANEOUS FEES OF CHAPTER 1321 PERMITS AND FEES, WITHIN THE BUILDING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF HURON AND DECLARING AN EMERGENCY) be placed upon its first reading.**

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

**YEAS: Claus, Tapp, Artino, Dike, Hardy, Hagy, Crawford (7)**  
**NAYS: None (0)**

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Ordinance 2020-12 placed upon its first reading. The Law Director read the Ordinance by its title only.

**Motion by Mr. Claus that Ordinance 2020-12 be placed as an emergency measure.**

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll placing the ordinance as an emergency measure. Members of Council voted as follows:

**YEAS: Claus, Tapp, Artino, Dike, Hardy, Hagy, Crawford (7)**  
**NAYS: None (0)**

There being five votes or more in favor, Ordinance 2020-12 was placed as an emergency measure.

Mr. Spafford explained that the City contracts with Huron Township, Mr. Zimmerman's office, to provide our building department services, as do quite a few other jurisdictions within the County. As the Township review its fee review process, they give notice to all of the jurisdictions as to what those updates are. This is a regulatory process to update our ordinances relative to what the building fees are, this basically keeps us in line with the Huron Township Building Department's fees and permit fees. There will be a secondary piece of legislation that will be coming before Council for general commercial site plan review, and we should have legislation prepared by the next meeting.

The Mayor asked if there was any further discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Ordinance 2020-12. Members of Council voted as follows:

**YEAS: Claus, Tapp, Artino, Dike, Hardy, Hagy, Crawford (7)**  
**NAYS: None (0)**

There being a majority vote in favor of adoption, Ordinance 2020-12 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.



**Motion by Mr. Hagy to adopt the 2021 Annual Tax budget as prepared and received.**

Mr. Spafford had no comments other than to thank Mr. Swaisgood for his work on the tax budget. Mr. Swaisgood did not have further comment.

The Mayor asked if there were any questions on the motion. There being none, the Mayor asked the Clerk to call the roll on the motion. Members of Council voted as follows:

**YEAS: Hagy, Crawford, Claus, Tapp, Artino, Dike, Hardy (7)**

**NAYS: None (0)**

There being more than a majority in favor, the motion passed and the 2021 Annual Tax Budget was adopted.

**City Manager's Discussion**

Mr. Spafford touched on the commentary/emails received regarding some of the concerns regarding the City's transient rental registration program and what enforcement efforts the City is undertaking. We have created a subcommittee meeting later this week to discuss various programs, policies and procedures that we can look into in terms of trying to regulate and operate and most safe and successful program that we can, understanding that transient rentals can have a pretty substantial impact on the local neighborhoods. Some of the things we are targeting initially would be capacity restrictions to the extent we can, and also parking concerns. We are doing some research through our Law Director's office in terms what some other best practice policies are out there, as well look to update our policies. From a marketing standpoint to date, we need all of the help we can get in terms of trying to get the notice out there to existing transient rental property owners. We have done some social media releases, included information in our City newsletter, sent out correspondence to all of our homeowners' associations, and are working with Mr. Harrington to get an article in the most recent edition of the Sandusky Register. Obviously, we will continue in this endeavor to keep people as informed as we can about the policies and procedures.

With regard to the ConAgra utility project, in previous discussions we are having OHM looking at two design proposals for the utilities at the site. The first would be following what will eventually be the City's dedicated right-of-way, which is the access to the site once it is finalized with ODNR in terms of the land swap that Mr. Schrader and Mr. Moeller touched on earlier. The secondary proposal would be configuring the design to take a straight shot directly to Route 6. That proposal, while from a construction standpoint would be substantially cheaper, would require some additional land access agreements with Norfolk Southern and ODNR. It was mentioned with morning in our conversation with ODNR and seemed to receive positive feedback, which is encouraging. We are working on potential documentation of what an agreement would look like with them, and will hopefully get something submitted to not delay the project any further. He has a call with our contact in the real estate office of Norfolk Southern, as well. We will still have coordination with Erie County on the sanitary side of things and then working with all of the private utilities, as well. Everything seems to be moving along fairly well, including moving forward with regard to the Huron Joint Port Authority relative to the potential USGS project at the site. We are just keeping all of those pieces involved and getting the final piece on the financial plan in terms of the City's contribution toward the utility project.

Regarding Phase 2 of the US-6 Project, Mr. Spafford said that we are in the process of working with ODOT and Erie County Regional Planning to delay that project for a year, carry those funds over, and ensure funding eligibility for those projects, and we are working on potential design concept applications from what's currently being proposed in light of new regulatory decisions from the State regarding potential to created limited access in an effort to get traffic off of Jim Campbell onto US-6 and avoid the Center Street intersection.



Regarding the City's programming, all of the events through July 14<sup>th</sup> are cancelled relating to COVID-19. Working through Mr. Hardy and the Health Department, we have started to evaluate additional programs as things come up later this summer and fall, making sure that whatever events we hold adhere to proper public health regulations. We should have more information for Council shortly – a lot of these things are time sensitive and can change as orders and guidance come down from the State. We are trying to keep abreast of all of those updates.

Mr. Dike asked that when the transient rental meeting is held, that parking is discussed. When you look at the commercial aspect, there should be so many square feet per parking space; something like that should be set for some of these homes that are saying 5 bedrooms – they should have some parking on their property and not utilize all of the parking space on the street. Another thing he would like to see is, rather than someone having to go to the website and download who's compliant and who's not, I don't know if this would be a good idea to have some type of signage in their window or something that designates that they are a transient rental. Another thing is someone asked, "why do I have to pay the same inspection fee if this guy has a 5,000 sq. ft. home and I have a 600 sq. ft. home?" Is there some way to look at that as far as some type of scale for inspection fees. As far as the disturbances go, if there is a disturbance, we should put some type of fine back onto the property owner – there should be something. Another gal mentions percentage of homes throughout – I think if we do that, we look at something in an R-1 Zone. Obviously, business or industrial entities can be different, but if it is in a residential area, maybe we should set something. We should also encourage citizens to reach out to us, send us e-mails and let us know, because this is their community, too.

Mr. Claus asked if there is any progressive in filling the part-time enforcement officer position. Mr. Spafford answered that the advertising for the position ended Friday, and we received several applications, so we will go through the process of getting interviews scheduled. We are close. We have 27 certifications issues, and a couple more inspections in the pipeline. Things are definitely picking up.

Mr. Green said that the transient rental owners are required to post their certificate in the window facing the street.

Mr. Hagy said one of the citizen e-mails mentioned people who are renting but not advertising. Is there any recourse for that? Mr. Spafford answered that as long as they are renting, they are still subject to the transient rental ordinance, and are operating outside of the City's overall program. Enforcement action should be taken to stop the use and then to potentially determine if the violation would affect their ability to get future certifications. This is a collaborative effort. We need the community to help us out with this. Obviously, to Council's credit, we put this process in place knowing it will be impactful, so we want to do it in an appropriate manner.

### **Mayor's Discussion**

Mayor Artino said that Council received quite a few e-mails about vacation rentals. We looked at all of those. As Mr. Spafford alluded to earlier, we are going to have a committee that will meet this Thursday, and our focus will be on the safety factor for these rental properties, not only of the renters, but also for the neighbors and the City overall. We will meet and gather what kind of information we can to look at some legislation, and we will also talk with the Law Director about how we can entertain some public input based on following the rules with COVID-19. We are working on that and hope to move quickly with that issue to get it back to Council for a vote, and like he said, input from the residents of the community.

Mayor Artino said that we will be moving the July 28<sup>th</sup> regular Council meeting to Wednesday, July 29<sup>th</sup>. We have an issue with availability of our livestream videographer. There were no questions from Council regarding moving this date.



### **For the Good of the Order**

- Ms. Crawford – She got to be on the Finance Committee last year, and the groundwork Mr. Swaisgood laid last year probably made the job a little easier, but she appreciates the scope of what he does for us. They took Route 6 down to one lane, so she wanted to encourage the community to please stay patient and understand that this is going to be worth it. She is sure there are going to be headaches, there will be dust and there will be backups, but bear with us. She has the front-row seat to watch Mr. Green walk the street working tirelessly. Thanks to Mr. Green for trying to streamline that process. We will get through it and she knows it is going to be worth it.
- Mr. Claus – He is glad to be back face-to-face, and he hopes that we can continue this, and would like to repeat what everyone else has said.
- Mr. Tapp – Thanks to Mr. Swaisgood and staff. The Nickel Plate Beach thing is working out great. Just to touch on transient rentals, he wants to let people know we are meeting on Thursday and we will take all of your concerns into consideration. We are going to do our best to get this thing straightened out. We are going to need help from homeowners' associations. Beachwood Cove has some good things in line there, so that is probably something we are going to look at, but we are also going to need help from the community. We will get it straightened out, and it is good to be back.
- Mr. Dike – Pass.
- Mr. Hardy – Thorough and excellent job by Mr. Swaisgood on the tax budget.
- Mr. Hagy – Thanked Mr. Swaisgood for a great job on the tax budget. Shout out to Mr. Green and the Parks and Recreation team for when the alarms started going off, there was a really quick reaction. Thanked staff for the prep work that must have been done for the Route 6 Phase 1 project – he hasn't heard any complaints.

### **Executive Session No. 1**

**Motion by Mr. Tapp to move into executive session for the purpose of consulting with legal counsel regarding a pending or imminent court action, specifically, the taxpayer demand of Stacey Hartley, et al., and to invite Attorneys Moeller, Ebert, Schrader, Downey and Schoolcraft.**

The Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

**YEAS: Tapp, Artino, Dike, Hardy, Hagy, Crawford, Claus (7)**

**NAYS: None (0)**

There being a majority in favor, the Council moved into executive session at 7:25pm.

### **Return to Regular Session**

Council returned to regular session at 7:42pm.

### **Executive Session No. 2**

**Motion by Mr. Tapp to move into executive session for the purpose of consultation with legal counsel regarding a pending or imminent court action, specifically, the matter of Stacy Hinnners, et al. vs. City of Huron, et al., and to invite Attorneys Moeller, Ebert, Schrader, Downey and Schoolcraft.**

The Mayor asked if there was any discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

**YEAS:**           **Tapp, Artino, Dike, Hardy, Hagy, Crawford, Claus (7)**  
**NAYS:**           **None (0)**

There being a majority in favor, the Council moved into the second executive session at 7:43pm.

**Return to Regular Session**

Council returned to regular session at 8:16pm.

**Adjournment**

**Motion by Mr. Tapp to adjourn the meeting.**

The Mayor asked if there was any discussion on the motion. There being none, he directed the Clerk to call the roll on the motion. Members of Council voted as follows:

**YEAS:**           **Tapp, Artino, Dike, Hardy, Hagy, Crawford, Claus (7)**  
**NAYS:**           **None (0)**

There being more than a majority voting in favor of the motion, the Mayor declared the meeting of June 23, 2020 adjourned at 8:16pm.

  
Terri S. Welkener, Clerk of Council

Adopted: 14 JUL 2020

*Upon approval by the City Council, the official written summary of the meeting minutes will become a permanent record, and the official minutes shall also consist of a permanent audio recording, excluding executive sessions, in accordance with Section 121.01(III) of the Administrative Code.*



## City Manager

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**From:** Rental Team <rentals@twistedseagull.com>  
**Sent:** Friday, June 19, 2020 1:31 PM  
**To:** City Manager  
**Subject:** Re: Vacation Rentals\_Huron Bed Tax/Zoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Terri,

Thank you for your prompt response. Yes, feel free to read our email at the meeting. Below I have listed our actual addresses.. is that what you needed or did you need the property addresses?

Kim & Eddie Wimmer  
313 Wexford Dr.

Matthew Laws  
304 Riverside Dr.

Thank you!

Twisted Seagull Real Estate  
Kim Wimmer  
Matt Laws  
Edward Wimmer  
[www.TwistedSeagull.com](http://www.TwistedSeagull.com)

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**From:** City Manager <citymanager@huronohio.us>  
**Sent:** Friday, June 19, 2020 7:23 AM  
**To:** Rental Team <rentals@twistedseagull.com>  
**Subject:** RE: Vacation Rentals\_Huron Bed Tax/Zoning

Good Morning:

I am Clerk of Council for the City of Huron. Please let me know if you would like me to send a copy of your e-mail to all members of Council and/or read it during our next Council meeting scheduled for Tuesday, June 23<sup>rd</sup>. If you would like me to read your e-mail during the meeting, I will need your Huron address (we have members of the public state their name and address at meetings).

If I don't hear from you, I will share a copy of your email with Council, but will not read it during the meeting unless advised to do so.

Thank you,

Terri Welkener, Clerk of Council

**From:** Rental Team <rentals@twistedseagull.com>

**Sent:** Thursday, June 18, 2020 6:25 PM

**To:** City Manager <citymanager@huronohio.us>

**Subject:** Vacation Rentals\_Huron Bed Tax/Zoning

To whom it may concern/City Managers Office:

We own three properties, in the area, that are being used as vacation rentals. It was brought to our attention there has been some negative discussion, regarding vacation rentals, on FB/Talk of Huron as well as the City's implementation of a bed tax and zoning. Below are a few things that we hope are taken into consideration at your upcoming meeting regarding local vacation rentals and some questions we have.

- 1) How is this being relayed to owners if they do not have FB? We found out from friends and family that saw the post that a "bed tax" had been implemented in March 2020. During the start of Covid and a lot of uncertainty...
- 2) How is the money from the bed tax being used by the city? It's a pretty hefty chunk considering the county takes 4% already and now the city is asking for 3%.
- 3) Could it be taken in consideration to start the tax Jan. 2021? This would make the system easier to implement for both the city, owners and renters. We had set backs this year due to Covid and we don't feel comfortable passing along the added tax to guests that have already booked. Please consider there are bookings made a 1-2 years in advance....
- 4) The inspection fee of \$400 per home is ludicrous. That is \$1200/year for us. We think \$100 per home is more realistic or taking in consideration if owners have numerous properties and offering a courtesy.
- 5) It is unfair to be generalized with bad experiences neighbors in other communities may be having with vacation rentals. We are very meticulous with all three of our properties. We have invested over \$85,000 of money and have updated all three of the properties.
- 6) We have set guidelines for our guests at all three properties – which include quiet hours of 10 p.m. - 7 a.m. in respect to our neighbors. Our neighbors know who to call if there are any issues. In three years, we only had one time where a neighbor let us know people were at the pool past our quiet hours. The guests were here for Riverfest and Class Reunions and were all 1980-84 graduates of Huron High School (once locals). Someone mentioned on FB/Talk of Huron to get the contact information of the owners and if you experience any problems, get a hold of them directly. All of our neighbors know us and this seems to work very well.
- 7) We set our pricing to keep the younger, partying crowd deterred from our properties as best as we can.

Thank you for your time!



## City Manager

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**From:** Pam Thomas <thomaspam044@gmail.com>  
**Sent:** Wednesday, June 17, 2020 3:36 PM  
**To:** citymanager@cityofhuron.org  
**Subject:** Short term rentals

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City manager and council,

I live in Rye Beach, and while I'm thankful to have a beautiful view of Lake Erie, I do have some concerns with the increasing number of short term rentals and the problems that unfortunately come with them.

I've had numerous problems with strangers walking through my yard, parking in my driveway and yard and excessive noise all hours of the night.

Most recently on Sunday night kids were shooting off fireworks in the park. I called the police non-emergency number only to have it ring busy. It was very windy Sunday night and not conducive for lightning fireworks.

I also have problems getting in and out of my driveway because of the amount of vehicles in the neighborhood. I've spoken to some of the people who are parking illegally and they have corrected the problem. However, I think the city needs to adopt some legislation or regulations regarding the amount of short term rentals per neighborhood.

I've been told to contact the home owners association but have been reluctant to do so because many of the board members have short term rentals.

I'm asking you if you have suggestions or input. I really hope that you do. It's something that needs addressed in order to have a better quality of living in Huron.

Sincerely,  
Pamela Thomas  
22 Oakwood Avenue  
Huron, Ohio  
440-864-2500  
[thomaspam044@gmail.com](mailto:thomaspam044@gmail.com)

**City Manager**

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**From:** Ellen Templar <umpquariver@sisna.com>  
**Sent:** Thursday, June 18, 2020 3:57 PM  
**To:** City Manager  
**Subject:** Vacation Rentals ATTN: Terri

**Hello:** 352 Main St,

**I understand the City Council is having a discussion about vacation rentals and zoning regulations tomorrow.**

**I would like to speak up in favor of well-managed vacation rentals. I know they can be a nuisance but when managed properly, they can also add a lot to the community.**

**I live in close proximity to a vacation rental. It's really not been a problem for me during the several years it has been operated as a vacation rental. The bars are worse.**

**The City might want to implement some restrictions such as no parties, loud noises, etc. Generally, be considerate of your neighbors.**

**This is very much a seasonal vacation/resort town and these kinds of rentals, especially for families, are needed. The vacationers spend a LOT of money IN Huron. I would hate to see them discouraged.**

**Thank you for your time.**

**Ellen Templar**



**From:** Mikalyn  
**Sent:** Tuesday, June 9, 2020 6:35 PM  
**To:** city.manager@huronohio.us  
**Subject:** Transient Rentals

Good afternoon,

~~I tried calling the audio number on the city's website to listen to tonight's meeting but it told me my access code was invalid (probably user error).~~ I realize the Airbnb phenomenon has rapidly grown but it is severely taxing on our communities. What is the protocol for neighborhood associations? If we voice our concerns to the HOAs we're told the city has no restrictions on transient rentals so the HOA association has no standing to address the issues, is this correct?

This past weekend there were cars and people obstructing the roads in Rye Beach. As you are aware, that neighborhood is already packed like sardines and now we're adding complete strangers to the mix that do not care to be respectful to the neighbors that live, work and pay taxes in our communities. People are trespassing and leaving their trash all over the place. Who is paying for all the excess use of our community resources? There are many transient rentals trying to find a back door to avoid paying the permit fee etc which the city recently started to implement. Who's monitoring the damage these rentals are causing our neighborhoods and community?

What protections do residents have against commercial activity occurring in residential zoned neighborhoods? How is a neighborhood residential when it is clearly a commercial rental area with a significant portion of houses for transient renters only staying a few days/week max? How are residents supposed to feel safe in their own communities when we don't know our neighbors? What happens to the permanent residents who's real estate value is decreasing because they are surrounded by transient rentals. If you don't get another buyer that wants to turn it into a weekly rental, the property is not as alluring for folks trying to move and bring their families when all the neighbors are transient rentals.

The town is no longer a fun little summer town for residents and tourists – it is now a hazard, overpriced hotel for transient renters. This is happening almost everywhere in the city. I was informed Beechwood Cove does not permit transient renters – do you know if that is true?

Thank you in advance for hearing my concerns and I look forward to your response. ~~I will gladly participate in another meeting once I figure out how to join~~ 😊 There's a reason so many want to live in Huron (and pay good money to live in Huron) I hope we can find a way to avoid allowing a few bad apples to ruin it for all!

Mikalyn Wasco  
314 Elmwood Rd  
Huron, OH 44839  
419.433.5554

Sent from Mail for Windows 10