

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Regular Meeting Wednesday, July 29, 2020 at 6:30 p.m.**

The Mayor called the regular meeting of Huron City Council to order at 6:40pm on Wednesday, July 29, 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.

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 the meeting: Interim City Manager Mike Spafford, Finance Director Cory Swaisgood, City Engineer Doug Green, Law Director Representative Amelia Leonard, Police Office Keith Lobsinger and Executive Administrative Assistant and Clerk of Council Terri Welkener.

Mayor Artino apologized for the late start of the meeting due to the work session running late.

**Approval of Minutes**

**Motion by Mr. Claus that the minutes of the Council/Finance Committee work session of June 8, 2020 and the Council work session of June 23, 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: Claus, Tapp, Artino, Dike, Hardy, Hagy, Crawford (7)**  
**NAYS: None (0)**

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

**Audience Comments**

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

Ms. Welkener read the comments residents providing statement in advance of the meeting regarding the following topics (copies the information provided by the residents is attached hereto as Exhibit "A"):

- **Brian Harris**, 330 Berlin Road. Statement regarding face mask use as prior Council meeting;
- **Peggy Hutchinson**. Breakwater, Inc. and Nickel Plate Association regarding beach usage; and
- **Lisa Steiner**, Cottage G3, Breakwater, Inc. Question regarding placement of boat lane.

Mayor Artino said that he did pull his mask down below his nose a couple of times because it was fogging up his glasses, but we have maintained social distance during the meetings. He apologized if his lowering of his mask offended that person.

It was decided to address the Nickel Plate Beach issues later in the meeting.

**Old Business**

**Legal Discussion re: Land Swap**

Ms. Leonard said that the Law Director had the legal description reviewed and approved by Doug Green. That has now been sent to ODNR. We were advised by e-mail this past Monday, July 27<sup>th</sup>, that everything

looked good on their end, and we are now waiting for approval from the Attorney General's office about the land swap itself.

#### Transient Rental Regulations

They are still working on the legislation and looking at what other jurisdictions have done and are hoping to come up with something sufficient to meet the City's needs for a long period of time. The main legislative changes being addressed are parking, occupancy limits and total number of rentals. Ms. Leonard said that they have slowed things down because each issue may pertain to three different ordinances, required zoning changes, etc., with the goal of making sure the City remains a community and not just a collection of rental homes. One of the main things they are looking at is to make sure that the owners of the properties are accountable to their neighbors, to the City itself and to its renters. Mr. Hagy said that he had an opportunity to meet with a group of owners and while they had issues with the process, he was able to talk to them about everything that was done and we had meetings that were open. It really came down to two things: (1) this came out of nowhere – meaning the City has to do a better job of getting information out to its citizens; and (2) the timing was off with the tax going into effect, and the owners would have to carry the burden for this year because when people sign up for this year, it was done last year when there was not tax. Mr. Hagy discussed the proposed new rules with them and they had no issue with any of them. Mr. Claus said he talked to Mr. Swaisgood about the tax issue and he spoke with the County and they have a method of giving some relief on the 3% for rents that had already been booked prior to passing the legislation. Mr. Swaisgood talked to Heather Walters at the County, who was really helpful. The County passed their 4% back in early 2019/late 2018, and they went through this same process. What she and the County are doing is every time someone calls with that question, she is instructing them (and this is what is up for Council's discussion – is this how you want them to handle this call) to not report those revenues for anything that was booked prior to May 1<sup>st</sup>. She is encouraging them to make a good faith effort to try and collect that 3% and keep documentation to show that these people did book prior to May 1<sup>st</sup>, just in case something comes up in the future where our Code Enforcement Officer needs to look at something or if there is any type of review that needs to be done. If a taxpayer submits a return to pay the 4% to the County and stays silent to the City's, wouldn't the County just tack the 3% on automatically. Mr. Swaisgood answered that Heather is encouraging them to not book that revenue at all, which takes the 4% away as well. It is more of a grace period. For all bookings after May 1<sup>st</sup>, you should be reporting all of that gross revenue. Mr. Tapp said that people who have booked in 2019 for September 2020 don't have to record that income. Mr. Swaisgood agreed, but said they must make a good faith effort to collect the bed tax. If Council wants the County to handle in another way, he said he would let her know. Mr. Claus confirmed that for anything booked post-May 1<sup>st</sup>, the property owner is responsible to collect the bed tax and report the income. Mr. Claus said that there should be a cut-off of January 1, 2021 for this grace period. Mr. Claus suggested we prepare some sort of statement that can go through Mr. Green's office to get the word out through the Zoning Department and when people are applying, and then a notice sent out to all the people that have already applied. Mr. Hagy says this goes back to the communication issue because all three of the owners hadn't applied because they didn't know about it. We have to figure out a way to get the word out to those people that are hiding until the end of this season. Mr. Tapp said he received a call from someone who actually did do what they were supposed to do and then called to ask the question. Heather at the County said to give everyone her number. She has been very helpful and it is her job to answer those questions. Mayor Artino did not know that a motion was required as it is more the County's deal – the City of Huron is not changing anything. Mr. Claus asked staff to draft some means of getting the word out. Mr. Hagy said that if somebody booked before May 1<sup>st</sup> and they decided not to record it, and then someone threw a flag up, they wouldn't have anything in writing or official that says you didn't have to record anything prior to May 1<sup>st</sup>. Ms. Leonard said that goes back to the County, who collects the tax. That should be on the County – it is their communication as to when their taxes took effect. She said she would have to see exactly how our legislation reads. We could potentially draft something up to make sure that everybody understands what the procedure is. It may be better to have something in the terms of a resolution to outline exactly what we are doing. Mr. Tapp said that he was told that the County was asking

for April, before Huron's ordinance even went into effect. He thought the grace period extended to 2021, but he was wrong on that. Mr. Claus said that the idea is for people to ask their renter to pay the bed tax. If some refuses, it is the honor system on that part of it. Mayor Artino said that the reason we started looking at these other ordinances was because citizens brought up these issues – we got phone calls, we got some e-mails – that is why this group got together to take a look at what can be done. When legal counsel is done with their process, we will be presenting this at regular meetings with at least 3 readings and perhaps a public hearing at the third reading. All of those of people, whether they be renters, neighbors or landlords, will be able to address their concerns and they will hear, in detail, where we are.

Legal Discussion re: Showboat

We have been advised by the title company that they have expedited the process on the preliminary judicial report. They are expecting it by Friday and will cycle it by Council upon receipt.

New Business

**Ordinance No. 2020-15**

**Motion by Mr. Hagy that the three-reading rule be suspended and Ordinance 2020-15 (AN ORDINANCE AMENDING ORDINANCE NO. 2019-27, ADOPTED DECEMBER 10, 2019, TO PROVIDE FOR ADDITIONAL APPROPRIATIONS FROM THE GENERAL FUND AND OTHER FUNDING SOURCES AND AN INCREASE IN ESTIMATED RESOURCES AND FURTHER APPROVING CASH TRANSFERS BETWEEN FUNDS, 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: Hagy, Crawford, Claus, Tapp, Artino, Dike, Hardy (7)**  
**NAYS: None (0)**

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Ordinance 2020-15 placed upon its first reading. The Law Director read the Ordinance by its title only.

**Motion by Mr. Hagy that Ordinance 2020-15 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: Hagy, Crawford, Claus, Tapp, Artino, Dike, Hardy (7)**  
**NAYS: None (0)**

There being five votes or more in favor, Ordinance 2020-15 was placed as an emergency measure.

Mr. Swaisgood provided background information pertaining to Ordinance 2020-15, which includes an appropriation of \$22,000 for the paving at the Showboat as an additional expenditure out of Fund 277. Mr. Spafford said the cost is very competitive because Erie Blacktop is already in town working on the US 6 Phase 1 Project, and in addition, the administration did run it through legal and they are comfortable there. Mr. Swaisgood discussed the expenditure with the Finance Committee chair and he is comfortable with the expenditure as long as it is reported as an appropriations measure. Wanted to be open about this on the budget side. Mr. Green explained that the blacktop will join up flush with the existing asphalt.

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 2020-15. Members of Council voted as follows:

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

There being a majority vote in favor of adoption, Ordinance 2020-15 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

#### **Ordinance No. 2020-16**

**Motion by Mr. Hardy that the three-reading rule be suspended and Ordinance 2020-16 (AN ORDINANCE RATIFYING THE COMMUNITY REINVESTMENT AREA AGREEMENT WITH MOBILITY WORKS GROUP, LLC; AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE THE COMMUNITY REINVESTMENT AREA AGREEMENT SUBSTANTIALLY IN THE FORM ATTACHED TO THIS ORDINANCE UPON EXPIRATION OF THE 14-DAY REVIEW PERIOD PROVIDED FOR UNDER SECTION 5709.83 OF THE OHIO REVISED CODE; 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 2020-16 placed upon its first reading. The Law Director read the Ordinance by its title only.

**Motion by Mr. Hardy that Ordinance 2020-16 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 2020-16 was placed as an emergency measure.

Mr. Spafford provided background information pertaining to Ordinance 2020-16.

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 2020-16. 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 2020-16 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

#### Lewco Incorporated Request for Tax Abatement

Mr. Spafford and Mr. Swaisgood met with representatives of Lewco Incorporated and discussed with them the potential for an economic development incentive packet, as they are currently in the position where they

have had a proposal to purchase the IAC facility accepted, contingent upon a 75-day due diligence period. The request is before City Council for discussion and is not necessarily an urgent thing that needs to be finalized tonight. Historically, as an economic development incentive, an income tax abatement is not typically one of our preferred methodologies. That is one of the reasons we have kept such a low income tax to begin with, rather than incentivize by lowering the income tax, we keep the income tax lower in general to be a business-friendly community. The request is not only for a reduction in net profit tax, but also a 50% abatement on the payroll withholding tax for all of the employees within the company itself. From a City financial perspective, our goal is to create jobs. Therefore, it would be a tough sell for Council, especially in light of the job decline in relating to the current IAC facility and knowing some of the financial impacts we have gone through in the last 6-8 months relative to COVID-19. On the reduction or abatement on the net profit side, this isn't a practice that we have used in the past. He also said that he would hesitate on any consideration of abatement to give the idea that we are incentivizing the movement from one jurisdiction to another in the same county. This needs to be a business-centric decision for Lewco, and he doesn't want it to be something the City of Huron incentivized with a well-standing company within Sandusky's portfolio. His recommendation would be working with the City to repurpose those dollars, and if it is something the company would ultimately be interested in, a pledge from the City to repurpose those income tax dollars through the net profit back into capital investment within the Sawmill Parkway area in general. As you know, there are significant funding challenges in getting that project done, so anything we can do to help drive funding that would be huge.

Mr. Hagy asked if the School Board would have to do approve something like this, to which Mr. Spafford answered they would not. Mr. Dike asked if IAC is still in business. Mr. Spafford said they are phasing out at the end of August. They are finishing up some contracts that they were anticipating would be completed back in May. Mr. Spafford said that he is not sure how long IAC has been at the location, but they did do through Jobs Ohio and Team NEO a pretty extensive job creation and retention grant program in 2013. There were some credits the State had offered and some infrastructure dollars. Mr. Spafford said that the thought our biggest piece in this was an in-kind contribution on capital on the Rye Beach Road Corridor, but didn't believe there was income abatement from our end, but State may have given them some income tax credits on the job creation. Mr. Dike was curious if they upheld their end and if there is anything we can go back to get if they didn't. Mr. Dike said that he wouldn't support the income abatement – doing that to the City of Sandusky – he doesn't want to be a part of anything like that. Ms. Crawford asked if the purchase of the building is a done deal. Mr. Spafford said the purchase proposal has been approved by IAC's board, but it is contingent on a 75-day due diligence period, of which one of the bullet points was negotiation of an economic development incentive package with the City. Asked if there were any other interested purchasers, Mr. Spafford said that there have been – it is a great facility. We did a walkthrough with the broker, and then we had discussions with 3 or 4 other brokers. ECEDC has been largely involved in it – there has been a lot of interest and it is a favorable site. Ms. Crawford said to fill that site, wouldn't have to do any favors for anybody, and it is still pretty early in the process. The property has only been for sale for a few months. Mr. Hagy asked if they have looked into any State support. Mr. Spafford said that they have, through Jobs Ohio, but he doesn't know the parameters/specifics of what it is. Jobs Ohio did offer them a package – it likely includes job creation credits and some capital financing for equipment. Mr. Claus asked if they are completely moving out of their Sandusky location. Mr. Spafford said that it wouldn't be a complete move; they would still have an operation within Sandusky. They would only be moving a portion of the business. They gave us some job projections with an initial phase starting in 2021 hoping to be between 150-200 jobs, ramping up to about 275 jobs toward the end of 2025. There would still be a footprint of the operation that would stay in Sandusky. Mr. Tapp said he would be hesitant to give an income tax cut, and he doesn't want to pit people against each other – pulling somebody from the community next to us that we hope to work with. If there are other incentives that they may be interested in, that's something we can look into. As far as the income tax goes, that would open up a can of worms down the road. Mayor Artino asked if the administration is looking for a motion. Mr. Spafford said that

having that to respond back would be preferable. Ms. Leonard said that she doesn't believe anything else would be required since we are not adopting an incentive package.

### **City Manager's Discussion**

Mr. Spafford discussed the following topics:

- US 6 Phase 2 conceptual design including break in limited access.
- Capital Improvements – Showboat property;
- Capital Improvement – Rye Beach Storm Sewer Project bid opening and inspection contract;
- CARES Act Funding – working OHM and ECEDC for CARES Act funding for public infrastructure re: Sawmill Parkway and ConAgra Utilities Project;
- AMP Transmission legislation first reading on next agenda and invite representatives to next meeting.

### **Excessive Speed Issues**

Mr. Dike mentioned several complaints had been received and asked about possible resolutions. A discussion ensued among Council members and Mr. Spafford regarding the use of speed bumps, radar speed signs and signage. Ms. Crawford reported on discussions held at the recent Safety Committee meeting and mentioned that a resident had offered to purchase and install his own sign. Council agreed that purchasing the radar sign should be the City's responsibility, and Mr. Spafford discussed purchasing a portable model for approximately \$3,100 to replace the speed trailer owned by the City that is now broken. That sign collects data and would take the place of a speed study.

### **Nickel Plate Beach Property Ownership Issue**

Mr. Spafford said that the City engaged John Hancock to survey the City's parcel at Nickel Plate Beach back in 2018. They reviewed a bunch of City documents, the original Norfolk and Southern lease and other documents in preparing their survey. Council was provided with a copy of that survey. The area referenced in the resident e-mail referenced earlier in this meeting included a legal description of a parcel that was purchased back in 1995. That area is highlighted on the survey. One of the points set forth in the legal description identifies the western boundary that runs north to the property line specifies that it is 380' N to the current shoreline. The legal description delineates specifically what that measurement is, and not "to the shoreline." You can actually find the pin in the field is found where indicated on the survey. What the John Hancock survey shows is the City's current lease with Norfolk Southern, which was amended at the time the parcel was purchased by Nickel Plate Association in 1995. Mr. Spafford said that he grew up in the community and always believed that the ravine was the natural property line.

On the July 4<sup>th</sup> weekend specifically, the Police Department came to me because there have been signs that were posted all along the ravine saying, "No Trespassing." Utilizing the survey, it is pretty clear this is City property and under our control and he had them remove the signs because you can't regulate access to public property. He can't speak to the specifics of the Police Department's involvement, at least relating to the allegations that the Police Department took action to remove anyone from the beach, but he would reiterate the fact that it is a public beach and the Police Department's typical behavior is not to remove people from the beach, but to regular behavior the public park (unless laws were specifically being broken). He hasn't had a chance to have a follow-up conversation with the Police Chief to get parameters and specifics of what may have taken place.

Mr. Spafford said that there should be a discussion regarding cleaning the portion of the beach currently being cleaned by Nickel Plate Association. This is something we had talked about internally – that the ravine line is a demarcation of where the current beach cleaning ends. He understands the concern and he thinks it is a discussion for Council to determine if there is any discussion to either take that portion from a maintenance perspective to actually maintain it and use it as a public beach, or have the discussion of some

type of agreement with Nickel Plate Association for use of that portion of the beach. It is a little difficult because we are a tenant of the property. One of the administration's initial thoughts was if the Association would like have it, we could entertain a discussion for a sublease. He doesn't know if Norfolk Southern is going to be in the business of allowing us to sublease property, however. We could at least have ongoing conversations with the head of real estate for Norfolk Southern if there is interest from the residents within that area for creation of a private beach. Mr. Tapp said that, for years that ravine was a borderline. Just because he is familiar with the Breakwater, it did pay to maintain that beach with a dozer every year. The City does lease that property and we never said there was private beach there – they know where their property lines are. If it continues to be that crowded, the entire beach should be included in the City's maintenance of the beach, not just the Nickel Plate part. That is not private beach, and if the public is going to use it, we should maintain it. Mr. Spafford said that he thinks that we both A-1 for beach cleaning, so when they are cleaning the Nickel Plate area west of the ravine, they can then do the other portion. It is not appropriate that they are paying to clean City property. Mr. Spafford said that staff would reach out to A-1 to make the change and will also respond to the Nickel Plate Association and Breakwater people. Mr. Spafford said he would reach out to Norfolk Southern to see if a sublease would even be an option. Based on previous experience, Mr. Spafford did not think anything would be happening this year.

#### Nickel Plate Beach Boat Lane Location

Regarding the buoys, Officer Lobsinger the location of the boat lane is the same as it was last year. The buoy layout is approved by the Coast Guard. We can review the buoy location each year. Officer Lobsinger did agree that moving it more to the east in front of the grassy area of Old Homestead 1 would be a better location. Mr. Tapp agreed that would be a better location but wondered if it would have to be approved by the association. Officer Lobsinger said because the buoys are in the water, their permission is not required.

#### Mayor's Discussion

Mayor Artino said the Route 6 repaving project is going really well. He appreciates our citizens' patience, cooperation and understanding, and at the end of this process, it will be well worth it.

#### For the Good of the Order

- Ms. Crawford – There was a Safety Committee meeting on July 21<sup>st</sup>. On top of speed concerns, we got an update that the ladders for the pier are in fabrication. The ladders and life ring swill be welcome additions. We've talked about economic development a couple of times, where does the plan that Abbey Beamis was working on stand? Mayor Artino said that we are working to acquire some input from other businesses and relators in the area, and after that we will be compiling all of that information. Council will then go through a needs analysis to look at what we need to do start planning and setting direction for the City based on the input from all these folks that we have involved.
- Mr. Claus – Thanks to staff – Mike, Doug, Cory, legal for keeping everything going and moving along. We are a busy place here on top of COVID and everything else, and he appreciated everyone's efforts.
- Mr. Tapp – Everybody's doing a great job and we keep moving forward.
- Mr. Dike –Congratulations to Mobility Works Group – those individuals started in the Plaza and now it is pretty interesting to see them grow. Best of luck and congratulations, and thanks for working with them.
- Mr. Hardy – Nothing, but wants to make a motion for an executive session.
- Mr. Hagy – Kudos to Mike and staff on Route 6. He attended the Chamber meeting this morning. As are all organizations, they are struggling with their fundraising activities due to COVID-19, but they are doing the best they can. There was meeting of the Main Street Committee which he thinks

meshes very well with the one we did ECEDC in creating that Main Street Corridor from Bogart all the way to the pier.

### **Executive Session**

**Motion by Mr. Hardy for an executive session for pending or imminent legal action regarding the taxpayer demand of Stacey Hartley, and to invite legal counsel and Interim City Manager, Mike Spafford.**

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

There being more than a majority in favor of the motion, Council moved into executive session at 7:47pm.

### **Return to Regular Session**

Council returned to regular session at 8:06pm.

### **Adjournment**

**Motion by Mr. Dike 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: Dike, Hardy, Hagy, Crawford, Claus, Tapp, Artino (7)**  
**NAYS: None (0)**

There being more than a majority voting in favor of the motion, the Mayor declared the meeting of July 29, 2020 adjourned at 8:06pm.

  
Terri S. Welkener, Clerk of Council

Adopted: 11 AUG 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.*

## **Terri Welkener**

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**From:** BRIAN HARRIS <cavy@sbcglobal.net>  
**Sent:** Tuesday, July 14, 2020 11:50 PM  
**To:** Terri Welkener; Sam Artino  
**Subject:** Please read at next meeting. Would like an answer

Our Mayor extolled "we will follow state and CDC guidelines, while refusing to wear mask properly almost entire council meeting Does he have a reason he did this?  
We are a Red County, this sets an example. A bad one.

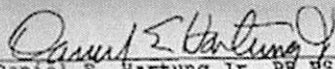
W & LE RR to NICKEL PLATE ASSOC.

Being situated in the State of Ohio, County of Erie, City of Huron and being more definitely described as follows:

Beginning at a 3/4" sq. iron bar, found, marking the intersection of the West line of McKinley Street (50ft) with the North line of Nickel Plate Drive (50ft); Thence North 89°22'00" East a distance of 25.00 feet to a PK nail, set; on the centerline of McKinley Street; Thence North 00°38'00" West along the centerline of McKinley Street a distance of 158.60 feet to a PK nail, set; Thence North 89°22'00" East a distance 25.00 feet to a 1/2" iron pin, set, on the East line of McKinley Street marking the Southwest corner of Sublot 4 in the Edward Elenz Subdivision (PV 4 PG 19), said point being the PRINCIPAL PLACE OF BEGINNING;

- (1) Thence North 00°38'00" West along the East line of McKinley Street and its northerly extension, a distance of 335.70 feet to the approximate shoreline of Lake Erie;
- (2) Thence North 89°22'00" East along said shoreline a distance of 132.00 feet to its intersection with the West line of Old Homestead Subdivision (PV 8 PG 11);
- (3) Thence South 00°38'00" East along the West line of Old Homestead Subdivision a distance of 335.70 feet to the Southeast corner of said Sublot 4 in the Edward Elenz Subdivision;
- (4) Thence South 89°22'00" West along the South line of Sublot 4 a distance of 132.00 feet to a 1/2" iron pin, set, and the PRINCIPAL PLACE OF BEGINNING, containing 1.1073 acres, more or less, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared from an actual survey by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in December 1994. The bearings were assumed only for the purpose of indicating angles.

  
Daniel E. Hartung Jr., P.S., P.E.



## Terri Welkener

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**From:** Christine Crawford  
**Sent:** Tuesday, July 28, 2020 9:29 AM  
**To:** Fire Captains; Mike Spafford; Robert Lippert; Joe Dike; Joel Hagy; Mark Claus; Monty Tapp; Sam Artino; Terri Welkener; Trey Hardy  
**Subject:** Fw: The cottage side of Nickelplate Beach

I received the attached from a resident of the Nickelplate Beach Community - Terri - she would like this read into the "audience Comments" portion of tonight's meeting. She would have preferred to attend in person, but with the current Covid situation, would appreciate the read into the record.

Thanks!

cc

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**From:** PEGGY R HUTCHINSON <prh6@aol.com>  
**Sent:** Monday, July 27, 2020 2:56 PM  
**To:** Christine Crawford <christine.crawford@huronohio.us>  
**Subject:** The cottage side of Nickelplate Beach

Dear Huron City Council:

Those of us who own cottages at the Breakwater, Inc. and the Nickelplate Association would appreciate clarification from the city regarding the use of the beach east of the ravine.

First, let me explain that I own cottages on both the Breakwater & the Nickelplate side. In my possession is a copy of the survey completed by Daniel E. Hartung, Jr., 9/26/95, of the Nickelplate Association's property when purchased from the railroad. That survey states we own the property east of McKinley St. to the Old Homestead subdivision, north to the Lake Erie Shoreline. Our Association pays to maintain our beach, and it should be considered private. Yet, police have expelled family of our cottage owners from our beach.

My understanding is the the city leases, from the railroad, the rest of the beach, at the park & east of the ravine, i.e, the beach in front of the Breakwater Inc. cottages. However, the city does not maintain the part in front of the Breakwater cottages.

Prior to the July 4th weekend, paid patrons of Nickelplate Park were being told by the attendant that east of the ravine was private. At the time, a Breakwater Inc. resident had erected "No Trespassing" signs between the ravine and the beach in front of the Breakwater cottages and was told that was appropriate, because the city does not want to maintain the beaches in front of the cottages.

However, during the July 4th weekend, the "No Trespassing" signs were removed. By whom, I don't know. In addition, some cottage owners, including me, were approached by police during the weekend & told all the beach in front of the cottages is public, except for 75 feet in front of the Nickelplate Association's cottages. During that weekend and this past weekend, east of the ravine to the Old Homestead property, has been jammed with non-cottage owners, some of whom don't clean up after themselves.

If the city & the police force have decided to declare the entire beach, at the park & east of the ravine, as well as the portion of the beach owned by the Nickelplate Association, for the use of people who pay to park at Nickelplate Park,

then the city should be maintaining the entire beach.

Any clarification the city can provide regarding this issue would be appreciated.

Respectfully submitted,

Peggy R. Hutchinson

Cottage #6, McKinley St., Nickelplate Assoc.

Cottage B1, McKinley St., Breakwater Inc.

and Huron resident at

1100 By the Shores Dr., #4

W & LE RR TO NICKEL PLATE ASSOC.

Being situated in the State of Ohio, County of Erie, City of Huron and being more definitely described as follows:

Beginning at a  $3\frac{1}{4}$ " sq. iron bar, found, marking the intersection of the West line of McKinley Street (50ft) with the North line of Nickel Plate Drive (50ft); Thence North  $89^{\circ}22'00''$  East a distance of 25.00 feet to a PK nail, set; on the centerline of McKinley Street; Thence North  $00^{\circ}38'00''$  West along the centerline of McKinley Street a distance of 158.60 feet to a PK nail, set; Thence North  $89^{\circ}22'00''$  East a distance 25.00 feet to a  $1\frac{1}{2}$ " iron pin, set, on the East line of McKinley Street marking the Southwest corner of Sublot 4 in the Edward Elenz Subdivision (PV 4 PG 19), said point being the PRINCIPAL PLACE OF BEGINNING;

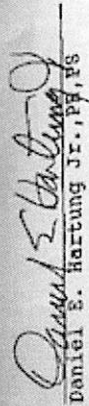
(1) Thence North  $00^{\circ}38'00''$  West along the East line of McKinley Street and its northerly extension, a distance of 335.70 feet to the approximate shoreline of Lake Erie;

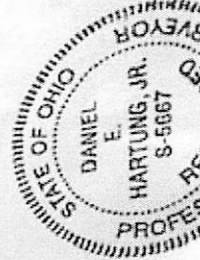
(2) Thence North  $89^{\circ}22'00''$  East along said shoreline a distance of 132.00 feet to its intersection with the West line of Old Homestead Subdivision (PV 8 PG 11);

(3) Thence South  $00^{\circ}38'00''$  East along the West line of Old Homestead Subdivision a distance of 335.70 feet to the Southeast corner of said Sublot 4 in the Edward Elenz Subdivision;

(4) Thence South  $89^{\circ}22'00''$  West along the South line of Sublot 4 a distance of 132.00 feet to a  $1\frac{1}{2}$ " iron pin, set, and the PRINCIPAL PLACE OF BEGINNING, containing 1.1073 acres, more or less, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared from an actual survey by Daniel E. Hartung Jr., Professional Surveyor No. 5667 in December 1994. The bearings were assumed only for the purpose of indicating angles.

  
Daniel E. Hartung Jr., P.S., P.E.



Sent from my iPhone

## Terri Welkener

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**From:** Christine Crawford  
**Sent:** Tuesday, July 28, 2020 9:27 AM  
**To:** Joe Dike; Joel Hagy; Mark Claus; Monty Tapp; Sam Artino; Terri Welkener; Trey Hardy; Chief Bob Lippert; Mike Spafford  
**Subject:** Fw: Clarification from City regarding boat lane

I received the attached regarding the NickelPlate Beach Area -  
cc

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**From:** Wentzsteiner <wentzsteiner@aol.com>  
**Sent:** Monday, July 27, 2020 4:23 PM  
**To:** Christine Crawford <christine.crawford@huronohio.us>  
**Subject:** Clarification from City regarding boat lane

Hello,

Those of us who own cottages at the Breakwater, Inc and at the Nickelplate Association would appreciate clarification from the city regarding the buoys and boat lane.

It is nice to see a designated swim area on the park side. However, it is confusing to many kayakers and sea-doos, it appears to them as a boat lane along the "danger zone" of the break wall. Police do come quickly to tell them to leave that area.

Also, this year the boat lane and buoys have been placed right in front of our beach, previous years it has been in front of the grass between our beach and Old Homestead. When Teddy Temper has been asked about the placement, he replies ask the police. This year with the overcrowding problem we have with many public people coming from the park over, people from boats add to the chaos. Once more the police come quickly to tell swimmers and people on floats they are in a boat lane. Many of us would like to know why has the boat lane been moved to our beach.

Wondering if there will be a reevaluation of the boat lane or is this in response to the survey of the safety zones of rip tides?

Respectfully Submitted,  
Lisa Steiner  
Cottage G3, Breakwater, Inc  
Former Huron Parks & Rec employee (worked at gate two years at Nickel Plate Beach)



LEWCO, Inc.  
706 Lane Street • Sandusky, Ohio 44870  
Phone 419.625.4014 • Fax 419.625.3746

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July 22, 2020

Dear Huron City Council Members:

I am writing this letter as a formal request for income tax abatement consideration relating to LEWCO, Inc.'s proposed expansion of manufacturing operations to 1608 Sawmill Parkway in Huron, OH.

Most importantly, for taxes levied on Net Profit of LEWCO, Inc, I am requesting an income tax abatement to one-half percent (0.5%) for a term of ten years. In addition, for taxes levied on employee payroll (withholdings), I am also requesting an income tax abatement to one-half percent (0.5%) for a term of ten years.

Time is of the essence as we need to reach a decision on an additional facility quickly to meet ongoing customer commitments. Therefore, your immediate attention to this matter will be greatly appreciated.

Thank you for your consideration and I look forward to working with the City of Huron.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Guerra", followed by a stylized graphic element consisting of a triangle and a horizontal line.

Ron Guerra, P.E.  
President, LEWCO, Inc.