

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Regular Meeting Tuesday, March 23, 2021 at 6:30 p.m.**

**Public Hearing on Proposed Revisions of Chapter 1369 Transient Rental Property**

The Mayor called the Public Hearing on the proposed revisions of Chapter 1369 Transient Rental Property at 6:30pm in the auditorium at McCormick Junior High School. 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.

**Roll Call**

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

**Swear in Witnesses**

The Mayor asked any witnesses wishing to speak stand to be sworn in for the public hearing. Mr. Schrader swore in the witnesses, which included all members of Council and several members of the audience.

**Public Hearing Testimony**

Mr. Tapp said that he is glad to see everyone, and said that the overall goal is to protect and preserve existing permanent housing to maintain the vital residential character of the City, while likewise recognizing that this is a destination City and transient rentals play a role in the same, as well.

Mr. Schrader asked those testifying to reiterate and confirm that he or she has received the oath. He said that this project started last year at the request of the residents that Council review the transient rental legislation. There has been a lot of time and energy, committee work and legal research to try to get this as right as possible to suit the citizens of this City. This public hearing is not required by ordinance, but is being done gratuitously to be inclusive of the citizens of the City. In the fall, we had roughly 30 citizens that showed up that wanted to know more about transient rentals and the proposed language in the first iteration of the legislation. At that time, those residents were told that Council would hold a public hearing when the legislation was in its proposed final form before adopting it. This public hearing allows the citizens to give their perspective.

The Mayor asked if anyone was interested in speaking.

**Jennifer Jackway – Hull Road**

She had 1 transient rental property in the City limits. She has some concerns about the legislation. First, she is concerned about the limit because it was 200 in the initial draft and it is now down to 165. If she wanted to purchase another property on the street where she already has one, she imagines that number will be met fairly quickly and will limit her ability to grow her business. She understands the City's desire to limit the number, but she thinks the 165 number is low considering the size of our City. Secondly, she is concerned about the occupancy number, considering she has plenty of parking. The baseline of 3 people, plus 2 people per bedroom, only allows 9 in her rental. With extended families and children, that number can be reached quickly. She has two more rooms in her house that she could call bedrooms to increase her occupancy, and wanted to know if she could do that. Thirdly, she is concerned about the change in ownership – she believes that if you get a new permit, you are not allowed to transfer the certificate. If that is the case, that is going to devalue the property. If she cannot transfer the certificate with the home, that will affect the resale value of her property. Lastly, she said that we want to welcome people to Huron and we don't have a lot of hotels. We don't want people staying in Sandusky – we want them to use Huron's restaurants, stores and bars. If

we don't offer these transient rentals, people are going to stay in other towns. Huron's business owners will reap the benefits of more transient rentals.

Mr. Schrader said there is no case law saying you can or cannot have a limitation on transient rentals. The 165 number is generally 5% of the number of dwelling units in the City. We currently have 102 transient rental units. We have citizens for and against transient rentals, and the City is trying to balance those differing opinions. Transient rental tenants are here today and gone tomorrow, don't participate in civic activities and aren't concerned with their neighbors. On the other side, they do bring business to the City.

Mr. Schrader clarified that all certificates are transferable, whether existing or new. It can be renewed unless it is not revoked, lapsed or otherwise terminated.

Regarding occupancy, Mr. Schrader said the proposed ordinance says maximum occupancy is three persons per residential premises, plus two persons per bedroom. All areas of a residential premises "designated as a bedroom shall be used predominantly for sleeping, have a minimum of one or more beds, etc. and two means of accessible ingress and egress." Furniture cannot block doorways or windows. These are life safety issues that the team has taken into consideration in developing the ordinance.

Mr. Dike said that 200 number was just a placeholder number, and said the number can always be adjusted. Mr. Schrader said we are trying to be sensitive to the transient rental owners and leave some room for growth, but also trying to balance that with the citizens that don't want more.

#### Nicole Probst – 108 High Street

Ms. Probst confirmed that she took the oath. She wanted to confirm what egress means – does it mean 2 doors, or does a window count. The Mayor confirmed that it can be a window, but must of a size to allow egress, as set forth in the ordinance.

Ms. Probst asked for confirmation that the certificate can be transferred from the old owner to the new owner. Mr. Schrader confirmed that the certificate is transferable, and the new owner will have to sign acknowledging all of the rules and have a new inspection. Ms. Probst asked if the transient rental owner will receive notice that it is time to renew, and is the \$400 payable every year. It was confirmed that it is an annual renewal, and the property owner is responsible for renewal – the City would not send notice.

#### Marcy Varkmont – 27 Surf and 110 High Street

Ms. Varkmont (sp?) confirmed that she took the oath. She asked if she gets a credit for reinspection, she is assuming no. She is concerned about the certificate being displayed in the home and you could drive around Huron and see which homes are transient rentals, she wonders if that is a safety issue. Mr. Schrader said that you can find that same information online, and the purpose of the certificate being displayed is for safety forces to know there are limits. There have been complaints in the past about people having parties, etc. If the owner is not occupying the property, they may be more attentive to that.

#### Laura Lamb – 537 Wilder

Ms. Lamb acknowledged that she took the oath. She said that she does not have a problem with the certificate being displayed, but doesn't understand how it being displayed outside assists the police. How do you know a standard home is being rented to a longer term tenant. Those people can cause just as many problems. This can happen, but if you are putting a certificate on your front door, that may create problems, such as vandalism. She understands fire safety and public situations for rescue purposes. If your house is 2,400 sq. ft. with 3 bedrooms and 2 baths, that doesn't mean it doesn't have additional rooms with extra rooms, space. If you have ample rooms and sufficient square footage, she doesn't see the problem with having more people. Her rental has a very large master bedroom, for example. Is there going to something that delineates the number of people by square footage.

Mr. Schrader said there is some trepidation with having occupancy based on square footage. He said that we are trying to be fair to all citizens, and ensuring the safety of the occupants and residential nature of our neighborhoods. With regard to exhibiting the certificates, he thinks that the neighbors already know the home is a transient rental.

Lisa Brady – 1007 Dockway Drive

Ms. Brady said she owns two transient rentals in the Rye Beach neighborhood – 124 Richland and 40 Surf. She thanked for allowing citizens to be included in the process. She asked if the max number of 165 could be revisited. This area is very dependent on tourism industry. We don't have a lot of hotels, and our restaurants and small businesses rely heavily on tourism. As long as it's not overtaxing police and fire, she hopes it will be revisited. Ms. Brady asked for clarification of the information required to be kept by the owner if it is not provided by the hosting website. Her last question was about how the \$400 rental registration fee and bed tax funds were being used to further attract tourists.

Mr. Schrader asked if anyone on Council wanted to address the flexibility of the 165 number. Mr. Tapp said when the 200 number was thrown out, it was believed to be 5%, but that was just a guess at the time. He said that number can be changed at any time. We have 104 registered at this time, and have 61 open slots. That number isn't set in stone and can be changed if there is a need for that.

Mr. Claus added that the ordinance was originally passed in January of this year. We have software that searches advertising sites and hosting platforms to find transient rentals. Nearly everyone who is hosting or advertising their rentals has been registered. There may be more out there we don't know about, but we are still leaving 35-37% growth.

Mr. Hagy addressed the inspection fee funds. He said this isn't a money maker. When all of the costs to maintain the program, it comes very close to \$400 per rental. There is no profit to do something else with. Ms. Brady said she was talking more about the bed tax income. Mr. Lasko said those funds are currently deposited to the Parks and Recreation, but using it for marketing, etc. could be a possibility.

Mr. Schrader said the hosting platforms are becoming more cooperative with the municipalities. The owner is only required to provide the information they receive from the hosting platform. Ms. Jackway said the hosting platforms will not provide name, address, etc. of the person renting. Mr. Claus said the ordinance includes language acknowledging this situation. If we have a legal reason to obtain the information, we will obtain it directly from the hosting platform.

Ms. Jackway said she noticed that there wasn't anyone speaking against transient rentals. She expected to see a mob of people up in arms, shaking their fists, that they didn't want transient rentals. It appears to her that the majority of the people who are concerned about this are business owners. There doesn't appear to be a whole lot of community concern about this, and she has never heard any complaints herself. None of her neighbors have had a problem with her rental at all because there are times when no one is there. There doesn't seem to be an outcry against this from the community.

Mayor Artino said the Clerk would read one letter during the regular session of Council this round of legislation was initiated by citizens through a couple of emails, phone calls and in person. The Mayor asked if there were any other comments. There being none, the Mayor adjourned the public meeting at 7:10pm.

### **Call to Order – Regular Council Meeting**

The Mayor called the regular meeting of the Huron City Council to order at pm on March 23, 2021 at McCormick Junior High School.

### **Roll Call**

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: City Manager Matt Lasko, Interim City Manager Mike Spafford, Finance Director Cory Swaisgood, Law Director Todd Schrader and Clerk of Council Terri Welkener.

### **Approval of Minutes**

**Motion by Mr. Dike that the minutes of the regular Council meeting of March 9, 2021 be approved as presented.**

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, the motion passed.

### **Audience Comments**

The Clerk of Council read an email received from Craig DeLapp (copy of e-mail is attached hereto as Exhibit "A").

Pat Krebs – 408 Kiwanis. Thanks to Council for all the work and research. She is a next-door neighbor of an AirBNB/VRBO. During COVID they advertised sleeping 18-20, then they invite their friends and then there are 30, lot of kids and people. They are nice, but they are loud. They put their fire pit out and my house fills with smoke. She would like to see a curfew for sound. The more they drink, the louder they get. She asked if there is anything being done about this activity. There is not enough parking on their street, and they double-park in the grass. Those that live here should be able to enjoy it and not have the noise and smoke and chaos. Yes, Huron is a destination, but she has been here since 1974, and they have only been there a year. She thanked Council for trying to get it right for everybody.

Gretchen Pisano – 309 Kiwanis. She reiterated what Ms. Krebs said and thanked Council for trying to get this right. She does not agree with allowing a business to operate in a neighborhood. They do not want transient rentals in their neighborhood for safety concerns, parking, etc. Cars are parked from the parkway all the way down to the stop sign. You can't get out due to all of the cars parked on the right side of the road. The transient rental they are talking about is located right where this parking issue is.

### **Statement Regarding Lawsuit**

Mr. Schrader said he wanted to address some inquiries the City has received regarding the recently filed lawsuit, *Jordan v. Huron City Schools, et al.* The City's statement is as follows,

We are aware that a civil complaint was recently filed in the United States District Court arising from issues in the Huron City Schools in 2019. Neither the City nor the City's police department are named in the complaint. One office in our police department has been named as a defendant in his individual capacity and as an employee/coach in the school

district. As with all civil lawsuits, the allegations in the complaint are allegations. We will continue to monitor the case as it develops, and will take further action when needed. This will be extent of our comment while this litigation is pending.

### **Old Business**

#### **Ordinance No. 2021-7**

**Motion by Mr. Hardy that the three-reading rule be suspended and Ordinance 2021-7 (AN ORDINANCE AMENDING AND RESTATING CHAPTER 1369 TRANSIENT RENTAL PROPERTY) be placed upon its second and final 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 a majority of votes in favor, Ordinance 2021-7 was placed upon its second reading. The Law Director read the Ordinance by its title only.

Mr. Schrader said that this ordinance, and the two that follow – Ordinance 2021-8 and Ordinance 2021-9. Ordinance 2021-7 is a complete amendment and restatement of the transient rental ordinance as we have discussed at our public hearing tonight. Ordinance 2021-8 relates to changes in the definitions throughout various parts of the codified ordinance to ensure constancy, and Ordinance 2021-9 discusses required off-street parking spaces, assuming Ordinance 2021-7 is adopted.

Mr. Tapp addressed Ms. Krebs' concerns. She said that the City needs to know about these, and asked her to make a phone call and it will be taken care of. Cooking fires are allowed, but if it is bothering someone, they have to put it out. This also stands true for the noise issues – she should also call for noise issues.

Mr. Claus addressed Ms. Krebs' and Ms. Visano's concerns. With regard to concerns regarding parking and occupancy – those are issues that are now addressed in the new legislation. The total number of people allowed in these homes will now be limited, and will hopefully alleviate some of the complaints. A minimum of two parking places is now required, no matter what, but there has to be one parking space per two occupants (off-street parking).

An audience member asked about parking in the grass. Mr. Claus said a grass yard is not considered parking – it has to be a paved parking surface. Mr. Hardy asked if the transient rental on Kiwanis is currently registered. Mr. Lasko said it is, but will now have to abide by the new occupancy rules. Mr. Hardy said we have done a lot of due diligence to balance the owners' rights. If this passes, they will work with the City to enforce the ordinances. Everything mentioned by Ms. Krebs is a violation, and they will work to stop those violations.

Mr. Claus said if a transient rental is currently registered, their registration is a rolling 12-month registration. Some of these revised restrictions will not apply until they are renewed. This includes the parking requirements and occupancy limitations. Mr. Schrader said the occupancy issue is effective at the next renewal. If they are renewing, they don't fall under the new parking requirement until the certificate lapses or is revoked. The ordinance, if passed tonight, will take effect on April 22<sup>nd</sup>. Anyone registering after that date will have to comply with all requirements. The parking requirement is grandfathered if your existing registration is in effect and doesn't lapse or get revoked.

The Mayor asked if there were any further questions or discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Ordinance 2021-7. 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 2021-7 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect in thirty (30) days.

Mr. Schrader said we have two more components to go, but he wants to make sure that everyone is clear that Ordinance 2021-8 will not take effect until April 22, 2021.

#### **Ordinance No. 2021-8**

**Motion by Mr. Claus that the three-reading rule be suspended and Ordinance 2021-8 (AN ORDINANCE AMENDING ORDINANCE NO. 1121.04, DEFINITIONS (TO ADD A PROVISION RELATING TO TRANSIENT RENTALS), AND AMENDING ORDINANCE NOS. 1123.01(a)(7)(A) and (B) AND 1123.02(a)(4) (TO ENSURE DEFINITIONAL CONSISTENCY WITH CHAPTER 1369 OF THE CODIFIED ORDINANCES)) 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: Claus, Tapp, Artino, Dike, Hardy, Hagy, Crawford (7)**  
**NAYS: None (0)**

There being a majority of votes in favor, Ordinance 2021-8 was placed upon its second reading. The Law Director read the Ordinance by its title only.

Mr. Schrader said that ordinance makes sure that definitions in other sections of the code are consistent with the changes made in Ordinance 2021-7.

The Mayor asked if there were any further questions or discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Ordinance 2021-8. 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 2021-8 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect in thirty (30) days.

#### **Ordinance No. 2021-9**

**Motion by Mr. Tapp that the three-reading rule be suspended and Ordinance 2021-9 (AN ORDINANCE AMENDING ORDINANCE NO. 1133.03, REQUIRED OFF-STREET PARKING SPACES, TO ADD A PROVISION RELATING TO TRANSIENT RENTAL PROPERTY) 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: Tapp, Artino, Dike, Hardy, Hagy, Crawford, Claus (7)**  
**NAYS: None (0)**

There being a majority of votes in favor, Ordinance 2021-9 was placed upon its second reading. The Law Director read the Ordinance by its title only.

Mr. Schrader said this is compatible with Chapter 1369 to set forth off-street parking regulations for transient rental properties.

The Mayor asked if there were any further questions or discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Ordinance 2021-9. Members of Council voted as follows:

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

There being a majority vote in favor of adoption, Ordinance 2021-9 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect in thirty (30) days.

### **New Business**

#### **Resolution 17-2021**

**Motion by Ms. Crawford that the three-reading rule be suspended and Resolution 17-2021 (A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO AN AGREEMENT CONFIRMING THE JOINT ACQUISITION, OPERATION AND/OR MAINTENANCE OF RECREATIONAL FACILITIES AND AN AGREEMENT FOR THE OPERATION AND MAINTENANCE OF SUCH FACILITIES AND PROGRAMS ESTABLISHED BY THE HURON JOINT RECREATION PROGRAM) 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 17-2021 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko said this resolution authorizes the City to enter into the annual Joint Recreation District operations and maintenance agreement with Huron Township and Huron Schools. Because we finish the budget in November and December, in future years, this agreement will be brought before Council late in the year for the next calendar year. The City's contribution is 65% (just under \$300,000), the Township's contribution is 20% (just over \$115,000) and the Schools' contribution is 10% (just over \$46,000). This reflects an approximate 0.5% increase related to an increase in programmatic expenses.

Mr. Dike thanked the organizations involved – this is a great partnership for the citizens of Huron, the Township and the Schools. Mr. Lasko thanked Mr. Swaisgood, Mr. Steinwart the Township and the Schools, and looks partnering with them in future years.

The Mayor asked if there were any further questions or discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 17-2021. 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 17-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

#### **Resolution 18-2021**

**Motion by Mr. Hagy that the three-reading rule be suspended and Resolution 18-2021 (A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE ERIE COUNTY TAX INCENTIVE REVIEW COUNCIL RELATING TO ENTERPRISE ZONE AGREEMENTS AND COMMUNITY REINVESTMENT AREA AGREEMENTS) 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 Resolution 18-2021 placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko said this resolution is requested on an annual basis. The Tax Incentive Review Council met about 2 weeks ago to review 9 Enterprise Zone and CRA Agreements. It was the TIRC's recommendation to continue all 9 agreements. Mr. Lasko said there were 9 existing agreements that were recommended for continuation, and 2 TIFs requiring no action.

The Mayor asked if there were any further questions or discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 18-2021. 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, Resolution 18-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

#### **Resolution 19-2021**

**Motion by Mr. Dike that the three-reading rule be suspended and Resolution 19-2021 (AN ANNUAL RESOLUTION EXPRESSING COUNCIL'S INTENT TO SELL PERSONAL PROPERTY DEEMED TO BE NO LONGER NEEDED FOR PUBLIC USE OR FOUND OBSOLETE OR UNFIT FOR THE USE FOR WHICH IT WAS ACQUIRED BY INTERNET AUCTION UTILIZING GOVDEALS, INC.) 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 19-2021 placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko said this resolution is looking for a renewal of our relationship with GovDeals, Inc. We are not required to dispose of property through GovDeals, but it is an option if we wish to sell anything via auction.

The Mayor asked if there were any further questions or discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 19-2021. 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 19-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

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

Mr. Lasko spoke on several topics:

- Thanked the public's participation in the public hearing. Thanks to the public, Council, the working groups and staff for all of the hard work that went into this legislation.
- Sawmill Parking – we are continuing to finalize our financing and funding plans for Sawmill Parkway so that we can move to final construction drawings and bidding of that project. Due to complexities related to funding streams and the seasonality of the construction season, we are anticipating a Spring 2022 reconstruction of that parkway. The City has received just over \$400,000 from OPWC. We have a conditional commitment letter from JobsOhio for \$1 Million that still has to go before the State Controlling Board. We also have a conditional offer from ODOT Jobs and Commerce for \$250,000, which does have to go to the NPO and ultimately a grant agreement entered into with ODOT. Finally, we have moved to the next level with EDA, and working on responses to a document request from them.
- Berlin Road Watermain Replacement Project. This project is currently out to bid, and staff will be approaching a contract for that work in the upcoming months.
- Sidewalk Inspection Program. We are in the process of implementing that program for 2021. The goal is to inspect every sidewalk in the City every 3-4 years. Staff is in the process of dividing the City into near-equal quadrants to inspect on a rotation basis. Those sidewalks will be inspected for cracks, damages and lifted blocks, and a violation letter will be sent to the property owner. They will be given time to comply or to provide evidence of a contract in place. If the repairs aren't completed, we will sure to allow time to go out to bid for the uncompleted repairs.
- Community Housing and Impact Preservation Program (CHIP). An insert will be sent out in the water bills on March 31<sup>st</sup>, which will alert income-eligible families that funding is available to help with home repairs, tenant-based rental assistance and emergency housing assistance, such as help with utility bills. The funds were awarded to Erie County, but they are administered through the Great Lakes Community Action Partnership. Funds must be expended by October 31, 2021, although we are anticipating an extension because there was a delay in allowing construction activity to occur during the onset of COVID. As of early March, there is still over \$230,000 in funds allocated to Huron. All interested residents are encouraged to call 1-800-775-9767, or visit [glcap.org/homerepair](http://glcap.org/homerepair) for additional details. We will be asking Council at an upcoming meeting to

consider a new partnership agreement with Erie County to permit application for additional CHIP funds for the next funding round.

- Water Bill Moratorium – The current moratorium on water shutoff expires on March 31<sup>st</sup>, unless Council chooses to extend that deadline. Third notices have been provided and doors have been tagged. There are currently 114 accounts that remain delinquent, representing just over \$21,000 in funds outstanding, and which is just over 3.5% of what was billed. Payments are still coming in, and we do expect this number to go down. This is traditionally less than what we see after door tagging, which is generally in the 130-160 range. The accounts that are outstanding are repeat customers that traditionally wait for the door tag before paying their bill. Mr. Swaisgood said Council could wait until its April meeting to see what this next round of billing looks like before making a decision.
- American Rescue Plan - The \$1.9 Trillion bill was signed into law on March 11<sup>th</sup>. The City is expected to receive between \$1.25 Million and \$1.35 Million in two disbursements over two years. This is not a final number, nor do we know when we will receive the funds. We will have until December of 2024 to allocate/spend the funds. The administration will keep the Finance Committee Council apprised of what the final allocation is, along with a listing of eligible uses once we have more information.
- Maintenance Worker III – After a competitive hiring process, an offer was extended to Chad Bouck for the position of Maintenance Worker III in the Filtration Plant. He is a state certified electrician and has extensive electrical and maintenance experience. He started yesterday with the City and will be an operator training for the next five weeks. Once trained, the plant will have adequate staffing to move to 24/7 operation, as was anticipated. We welcome Chad to our team and wish him great success.

Mr. Dike said he is part of the 5K Series, and asked if there is any word on whether River Fest is going to happen. The Rotary Festival has already been canceled, which was confirmed by Mr. Lasko. Mr. Lasko said that he has not heard a final determination on River Fest, but he is happy to follow up with Mr. Steinwart and team as quickly as he can, but he has not heard that it has been canceled officially. Bill Scott puts on the River Fest 5K and regardless of whether River Fest happens or not, he would still like to pursue having the 5K that morning.

Mr. Claus said we have talked over the last few months of developing an RFQ for ConAgra, and he wanted to know if we would be slightly delaying that until after the City Architecture process. Mr. Lasko said we are actually putting the finishing touches on an RFQ, but that doesn't mean that it does or doesn't have to go out – that would be a conversation between staff and Council. We are going to be going through a visioning/planning process to look at capital projects over the next 3-5 years, but he will defer to Council. He thinks if the assumption is that ConAgra redevelopment is always going to be at the top of that list on any type of capital project prioritization, he certainly supports going out to RFQ and getting that process started now. If that site's prioritization were more in limbo, he would think that it would be beneficial to wait for the planning process. If we anticipate that project always being at the top of that list as something we want to tackle, he certainly encourages Council to be okay with staff beginning that process, because it is a fairly lengthy process. We also know that the public, the Planning Commission and Council are all ultimately going to be weighing in on the selected developer and what the final design would be, and he believes we are ready to go in about a week and are happy to move forward. We can certainly pause that if we don't think it will bubble to the top of the list from a project prioritization standpoint.

### **Mayor's Discussion**

Mayor Artino said the transient rental issue did initiate with citizens of this community voicing concerns about their person and their property. This Council and this administration, he thinks, did what they could to be transparent and gather as much input as we could from our citizens and the transient rental owners. He said that the Clerk of Council had reminded him that she had ready many emails at a public meeting for what seemed like an hour and a half following the posting of the first draft of this proposed revisions, the bulk of which were against transient rentals. It is his opinion that this legislation is a good compromise, it helps to protect the community and it helps and helps rental owners so that they can operate their facilities in a safe manner. He thanked the three Council members that worked on that committee: Monty Tapp, Mark Claus and Joel Hagy. He thanked the staff, Mr. Lasko, his staff and the folks in building and zoning, and Mr. Schrader and his staff. A lot of time and effort went into this. The biggest thanks go out to the citizens of this community.

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

- **Ms. Crawford** – Follow-up and follow-through are where things get made or broken, and this has been a year and a half of this legislation moving through the system – her hat is off to everyone that was involved, and all of the citizens that spoke up a year and a half ago through this evening on the transient rental legislation. We held a Safety Committee meeting yesterday – there were three agenda items covered yesterday. Regarding the temporary radar signed purchased earlier this year – they have been through their first location and they are downloaded the information. They have been moved to a new location and we have already received a request from one of the first neighborhoods to get it back. We are letting them know that it was already scheduled to be returned to that location. We are going to delay any decision on purchasing new signs because they weren't budgeted for this year. They are approximately \$7,000/pair. We do think there is a place for a few more, but we need to hold off on that for right now. Another sure sign of summer on the north coast is the conversation regarding buoy placement. Buoys obtained from ODNR as part of a grant application are required to be placed in definitive locations authorized by ODNR by the police department. A concern was raised by a citizen regarding the intersection of Center and Adams, especially considering the proposed changes in Phase 2 of the US 6 Project. Russ Critelli did a quick pull of the data we have. We do want to have the speed data, but there is no data pointing to a stop sign being needed in that location. She has spoken to that citizen, and they are going to look further into the situation. Ms. Crawford reminded citizens that if they have a safety concern in their neighborhood, or any other topic, to get those to us and we will get together with the Fire Captains and Police Chief to review those items.
- **Mr. Claus** – Mr. Claus reiterated what Mr. Tapp and Mr. Hagy said. Thank you to the citizens for coming out. We appreciate all of the input – the input on both sides of the equation is what helped us to get at the meat of the ordinance revisions and study things that we hadn't necessarily considered previously. He thanked the community for that effort. He thanked the legal department and zoning department – they are the ones who have to enforce it after the fact, so it's very important that they have input on this. We also had input from our Building Official John Zimmerman.
- **Mr. Tapp** – Thank you to the committee that worked on the transient rental legislation – Matt, staff. Nothing is going to be easy. Like the Mayor said, we reached a good compromise and we did work hard to come up with what we did. He appreciates the citizens showing up to give their input.
- **Mr. Hagy** – Thank you again to all of the citizens who came tonight to speak – that takes a lot of courage. He also welcomed Chad Bouck to the City.
- **Mr. Hardy** – Nothing.
- **Mr. Dike** – Nothing.

### **Executive Session**

None.

## Adjournment

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

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 more than a majority voting in favor of the motion, the Mayor declared the meeting of March 23, 2021 adjourned at 8:04 pm.

  
Terri S. Welkener, Clerk of Council

Adopted: 13 APR 2021

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

## Terri Welkener

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**From:** Christine Crawford  
**Sent:** Tuesday, March 23, 2021 6:30 PM  
**To:** Terri Welkener  
**Subject:** Fw: Transient Rentals

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**From:** crg403nt@aol.com <crg403nt@aol.com>  
**Sent:** Tuesday, March 23, 2021 4:22 PM  
**To:** Christine Crawford <christine.crawford@huronohio.us>  
**Subject:** Re: Transient Rentals

Hi Christine,

Apologies as I won't be able to make the meeting tonight...

We discussed my concerns on the phone and as property owners I believe we are on a similar page.

My concerns are as follows:

1. Number of transient rentals allowed - Personally I would like to see it cut off where it is now, and not allow the proposed 5%. In essence a VRBO is a motel. I don't believe (due to zoning regulations) motels are allowed in our neighborhoods. I also feel that a motel/VRBO located next to my house will kill my sale value.
2. VRBO owners need to be local residents.
3. Sufficient off street parking must be provided.
4. Proper up keep of property (especially grass mowing on a regular basis).

Please feel free to share my concerns.

Thanks,

Craig DeLapp

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