

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Regular Meeting
Tuesday, July 13, 2021 at 6:30 p.m.

Call to Order

The Mayor called the regular meeting of the Huron City Council to order at 6:30pm in Council Chambers 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.

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 in attendance: City Manager Matt Lasko, Interim City Manager Mike Spafford, Finance Director Cory Swaisgood, Law Director Todd Schrader, Water Superintendent Jason Gibboney, City Engineer Russ Critelli, Planning and Zoning Manager Erik Engle and Clerk of Council Terri Welkener.

Approval of Minutes

Motion by Mr. Hardy that the minutes regular Council meetings of June 8, 2021 and June 22, 2021 be approved as submitted.

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

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

Presentation

Mr. Lance Beebe, Vice President of the National Society Sons of the American Revolution (SARS) and the local Firelands Bicentennial Chapter failed to appear.

Audience Comments

None.

Old Business

None.

New Business

Ordinance No. 2021-22

Motion by Mr. Tapp that the three-reading rule be suspended and Ordinance 2021-22 (AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 305.01, TRAFFIC CONTROL MAP, AND CODIFIED ORDINANCE SECTION 305.02, TRAFFIC CONTROL FILE, REGARDING PARKING ALLOWED ON NORTH SIDE OF COVE CIRCLE, 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 Council voted as follows:

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

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2021-22 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Tapp to place Ordinance 2021-22 as an emergency measure.

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 five votes or more in favor, Ordinance 2021-22 was placed as an emergency measure.

Mr. Lasko said there will be series of ordinances resulting from a recent Safety Committee meeting and relating to several requests from constituents. This specific ordinance results in allowance of on-street parking on the north side of Cove Circle. There is currently no parking allowed on Cove Circle, including the cul-de-sac, which creates some challenges for people needing some overflow parking. This ordinance would allow on-street parking on the north side of Cove Circle. Parking would not be allowed on the south side or in the cul-de-sac to allow for turning of our safety vehicles. Our safety services are supportive of this traffic code amendment, as well. A map was attached to the ordinance to show where parking would be permitted.

The Mayor asked if there were any further questions or discussion on the motion. There being none, he directed the Clerk to call the roll on the final adoption of Ordinance 2021-22. 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 2021-22 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2021-23

Motion by Ms. Crawford that the three-reading rule be suspended and Ordinance 2021-23 (AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 305.01, TRAFFIC CONTROL MAP, AND CODIFIED ORDINANCE SECTION 305.02, TRAFFIC CONTROL FILE, REGARDING PARKING TIME LIMITATIONS FOR PARKING SPACES LOCATED ON THE SOUTH SIDE OF STANDARD STREET BETWEEN WILLIAMS STREET AND MAIN STREET, AND DECLARING AN EMERGENCY) be placed upon its first reading.

Councilman Hagy recused himself from discussion on this matter for the reason that he owns property adjacent to the subject parking spaces. Mr. Hagy left the room at 6:37pm.

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: Crawford, Claus, Tapp, Artino, Dike, Hardy (6)
RECUSE: Hagy (1)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2021-23 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Ms. Crawford to place Ordinance 2021-23 as an emergency measure.

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: Crawford, Claus, Tapp, Artino, Dike, Hardy (7)
RECUSE: Hagy (1)
NAYS: None (0)

There being five votes or more in favor, Ordinance 2021-23 was placed as an emergency measure.

Mr. Lasko said most downtown areas and commercial thoroughfares like to ensure that there is a turnover of parking spaces within the districts so that they can get patrons in and out of that proximate parking, and to attempt to ensure that daytime workers park in lots elsewhere. This ordinance would convert these parking spots to 4 hour parking between the hours of 7am to 2am, and no overnight parking would be allowed. Parking will most likely be addressed as part of the master plan update process, but this was an easy one to tackle in the short term to turn over these spaces more frequently. If approved, the spaces would be striped and there may be one parking spot eliminated immediately adjacent to the intersection. The intent is to have the spaces used by customers visiting the businesses, as opposed to those working at the businesses.

Mr. Claus asked if there are any current restrictions on those parking spots. Mr. Lasko said that there are no restrictions on those parking spots.

The Mayor asked if there were any further questions or discussion on the motion. There being none, he directed the Clerk to call the roll on the final adoption of Ordinance 2021-23. Members of Council voted as follows:

YEAS: Crawford, Claus, Tapp, Artino, Dike, Hardy (6)
RECUSE: Hagy (1)
NAYS: None (0)

There being a majority vote in favor of adoption, Ordinance 2021-23 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Mr. Hagy rejoined the meeting at 6:40pm.

Ordinance No. 2021-24

Motion by Ms. Crawford that the three-reading rule be suspended and Ordinance 2021-24 (AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 305.01, TRAFFIC CONTROL

MAP, AND CODIFIED ORDINANCE SECTION 305.02, TRAFFIC CONTROL FILE, REGARDING POSTED NO THRU TRUCKS ON BERLIN ROAD, 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 Council voted as follows:

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

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2021-24 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Ms. Crawford to place Ordinance 2021-24 as an emergency measure.

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

There being five votes or more in favor, Ordinance 2021-24 was placed as an emergency measure.

Mr. Lasko explained that this ordinance would involve installation of a “No Thru Trucks” sign on Berlin Road prohibiting through truck traffic, to be posted on both the north and south sides of the street. The goal would be to funnel truck traffic on state routes. Trucks may enter the corridor if they are visiting Commerce Plaza or the gas station, but this would deter them from going north and south as they get off and on the highway.

The Mayor asked if there were any further questions or discussion on the motion. There being none, he directed the Clerk to call the roll on the final adoption of Ordinance 2021-24. 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, Ordinance 2021-24 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2021-25

Motion by Mr. Claus that the three-reading rule be suspended and Ordinance 2021-25 (AN ORDINANCE AMENDING CODIFIED ORDINANCES IDENTIFIED HEREIN AND CONTAINED IN PART THREE-TRAFFIC CODE OF THE CODIFIED ORDINANCES PERTAINING TO, AND REGULATING THE USE AND OPERATION OF, ELECTRIC SCOOTERS (“E-SCOOTERS”) IN 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 Council voted as follows:

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

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2021-25 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Claus to place Ordinance 2021-25 as an emergency measure.

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 five votes or more in favor, Ordinance 2021-25 was placed as an emergency measure.

Mr. Lasko said that with the growing popularity of e-scooters in this community and elsewhere, we noticed that regulations are missing from our code as far as definition, how they would be policed and where they could be used throughout the City. There are updates to several sections of the codified ordinances as part of this ordinance, but wanted to hit on some of the highlights and most important elements. First and foremost, this ordinance will create a definition of what an e-scooter is. E-scooter operation would be permitted on shared use paths, streets and dedicated bike lanes. Signals of intention to turn are required unless in a designated turn lane. E-scooters may not be used on sidewalks. A ticket or citation is possible for a violation of the ordinance. E-scooter operators are prohibited from carrying packages that hinder control of the scooter. The e-scooter may not be attached to a vehicle, and no more than 2 e-scooters can be ridden next to each other within a lane. Lights and reflectors are required, and the operator must ride as near to the right side of the roadway as practical. An e-scooter may not be operated in a way that endangers the safety of pedestrians or drivers, and an e-scooter may not be parked on a sidewalk in a way that interferes with pedestrian traffic. These are just some of the highlights.

Mr. Schrader added that there are roughly 21 amendments to various ordinances in the traffic code – it is a labyrinth they have to be sensitive to. They took great care to go through the traffic code to make the e-scooters fit appropriately and in a way that could be understood. The Safety Committee has given great input.

Mayor Artino said the ordinance is available for review. Mr. Claus asked if the City would be posting any bullet points. Mr. Lasko said staff would talk internally about ways to get this information out on not only social media, but also through other channels we have.

The Mayor asked if there were any further questions or discussion on the motion. There being none, he directed the Clerk to call the roll on the final adoption of Ordinance 2021-25. 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 2021-25 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2021-26

Motion by Mr. Hardy that the three-reading rule be suspended and Ordinance 2021-26 (AN ORDINANCE RECOGNIZING JUNETEENTH AS A HOLIDAY 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 Council voted as follows:

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

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2021-26 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Hardy to place Ordinance 2021-26 as an emergency measure.

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

There being five votes or more in favor, Ordinance 2021-26 was placed as an emergency measure.

Mr. Lasko explained that on June 17th of this year, President Biden signed a bill recognizing Juneteenth as a Federal holiday. As is customary, our Codified Ordinance require the City to recognize all Federal holidays, as well. This year, and moving forward, Juneteenth will be recognized as a Federal holiday observed here, locally. 2021 will be a hybrid year in terms of our observance – the City is declaring July 19th, which is next Monday, as Juneteenth with administrative staff having that day off. Because we have to make amendments and modifications to the bargaining unit contracts (police, fire and AFSME), they will be working that day, and the City office will be open as well. We envision approaching Council with some modifications to the bargaining unit contracts to that everyone can receive the benefit of that Federal holiday this year, in some form or fashion.

The Mayor asked if there were any further questions or discussion on the motion. There being none, he directed the Clerk to call the roll on the final adoption of Ordinance 2021-26. 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 2021-26 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 40-2021

Motion by Mr. Hagy that the three-reading rule be suspended and Resolution 40-2021 (A RESOLUTION AMENDING RESOLUTION 2020-19, ADOPTED MARCH 10, 2020, AUTHORIZING THE CITY MANAGER TO ACCEPT CHANGE ORDERS NOS. 2 AND 3 FROM SMITH PAVING AND EXCAVATING FOR LABOR AND MATERIALS RELATED TO EXPANSION OF THE US ROUTE 6 PAVING PROJECT NO. ERI-6-17.49 IN AN AMOUNT NOT

TO EXCEED ONE HUNDRED SEVENTEEN THOUSAND THREE HUNDRED THIRTY-FOUR AND 29/100 DOLLARS (\$117,334.29)) 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 40-2021 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko stated that he is seeking approval to accept Change Order No. 2 and Change Order No. 3. Change Order No. 1 was considered and approved by this Council last fall. In summary, Change Orders 2 and 3 cover three things: (1) simple quantity adjustments – as the field crews were out on the project, material adjustments and quantity increases to the project were necessary; (2) the subsurface below the curbing, primarily in front of Commerce Plaza, which insufficient to support the new curbing – that subsurface had to be completely reconstructed; and (3) the light pole bases installed were bid out as an alternate to the project, and that is included as well. Those two change orders are just over \$117,000. This amount will initially be paid from the General Fund, but the City would eventually issue bonds and couple this financing with, for example, the street lighting project.

Mr. Critelli said that there was approximately \$85,000 worth of quantity deductions included on those change orders.

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 40-2021. 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 40-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 41-2021

Motion by Mr. Dike that the three-reading rule be suspended and Resolution 41-2021 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL AND ENTER INTO AN AGREEMENT WITH OHM ADVISORS FOR ENGINEERING INSPECTION SERVICES RELATED TO THE BERLIN ROAD WATERMAIN REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED EIGHTY-SIX THOUSAND ONE HUNDRED SEVENTY-SIX AND 00/100 DOLLARS (\$86,176.00)) 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 41-2021 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko said this resolution should have been included alongside the construction contract with Underground Utilities Inc. for the project. This resolution seeks permission to enter into a contract with OHM for the construction inspection for the waterline and resurfacing project for just over \$86,000. This amount is within budget and is included in the OWDA loan for the project – we simply failed to submit this resolution when the construction contract was up for approval. Mr. Swaisgood confirmed that these services were budgeted and included in the application to OWDA back in March/April of 2021.

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 41-2021. 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 41-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 42-2021

Motion by Mr. Tapp that the three-reading rule be suspended and Resolution 42-2021 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ANNEXATION AGREEMENT WITH HURON TOWNSHIP RELATING TO THE CITY OF HURON'S ANNEXATION OF ERIE COUNTY, OHIO PERMANENT PARCEL NUMBERS 39-01076.029, 39-01076.004, 39-01076.000, 39-01076.005, 39-00553.000, 39-00827.000, 39-00859.000, 39-00864.000, 39-00864.001) 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 42-2021 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko said that there is a lot of information to digest, so he will attempt to summarize as best as he can. Cedar Fair purchased the Sawmill Creek Resort in 2019, and as they just started demolition work at the site, the pandemic hit us, which paused the project for the foreseeable future. Earlier this year, as we were as Cedar Fair was coming out of the pandemic, one of the things that Cedar Fair was struggling with is that there was quite a pinch on their ability to spend on capital projects in the 13 markets they exist in. There is an internal competition amongst the projects as to which ones were going to be prioritized and moved higher up in the hierarchy to move forward. In conversations with Cedar Fair, they said that the ability to bring local assistance/subsidy would allow that project to get prioritized by Cedar Fair and move forward sooner rather than later. He thinks that we all believe it is important to get that project back online, not only for the region, but also here locally with the City and the Township. One of the financing models available to bring local subsidy to the project is something that is called a Section 41 TIF. It is a type of TIF that allows use both public infrastructure and private improvements to a project. The issue with that type of financing is that it can only be undertaken by a municipality – a township cannot approve a Section 41 TIF. It was that realization that brought up the idea and notion that an annexation may be necessary to bring this resource to this project to get it prioritized. Over the last couple of months, the administration has been in conversations with Huron Township to determine if there was a mutually beneficial agreement through

annexation that would allow the project to move forward. What is before Council tonight is only the Annexation Agreement. If Council decides to move forward and are able to move forward, there will be a series of documents that will be brought before Council, the Township Trustee and also the School District. Mr. Lasko thought it was important to provide some of that backdrop for how the annexation came to fruition and why we have been having these discussions over the last couple weeks and months. The Annexation Agreement provides for an overlay-type annexation. The land is still going to remain within the Township. The City is going to provide an overlay for the ability to do the Section 41 TIF. That is important because the Township and all of the taxing entities that are currently receiving levies and tax revenues from the site are going to continue to receive the same exact revenue streams they have been receiving in the past – that is an important point to bring up.

If this annexation moves forward, the City would move quickly to rezone the property, as it is currently zoned under Huron Township zoning ordinances. The property would be rezoned under a classification and designation that makes sense for what the current use and future use of the property will be. Upon annexation, if there are any services that are not included in the agreement, those services would default to the Township. The City would be the first responders for fire, police and EMS (we are already first responders for fire and EMS). The City would also provide planning, zoning, building and engineering services for anything proposed at the site.

The potential revenue streams that may come from this project include (1) bed tax and (2) income tax. Under this proposed agreement, future bed tax would be received by the Township and all future income tax would be received by the City. The existing property taxes and levies will go to the taxing districts that are currently receiving them, but it proposed that the City does have the ability to put the Section 41 TIF on the property for the future real estate tax liability that would come from the improvement to the project. What will ultimately be proposed to this Council and the School Board is the idea of putting on a 100% TIF in which 25% of the new revenue stream will go to the School District. A lump sum of somewhere between \$2-\$3 Million dollars would be provided back to the project. Cedar Fair will be making a \$25 Million investment in the renovations, and they are looking for roughly 10-15% subsidy to be able to get a greater return on investment, which has resulted in getting this project prioritized by Cedar Fair and their board. Ultimately, that \$2 Million gets repaid by Cedar Fair's future real estate tax liability – in essence, taking out a loan on themselves. The balance of those proceeds would then go into a TIF fund that can be used on public infrastructure improvements, primarily around the Rye Beach Road/Cleveland Road intersection, which we know has some need for safety and traffic improvements. Those funds could be used for general public infrastructure uses. The term of the Annexation Agreement will start with a 30-year term, which would near the term of the TIF Agreement. It also allows for 10-year extensions of that annexation, as well.

The City has had great conversations with the Township and believes it has struck an agreement that truly is mutually beneficial to the City, the Township, and Cedar Fair. What those funds can do locally, and for the region, is critical and vastly important. He said that they are not saying that the project would never get done, but Cedar Fair could wait 3, 5 or 7 years, and this gets the project on the fast track. If approved by Council and the School District, this project should be up and operational sometime in 2022, which is exciting news. There are a couple of documents that would come after this – in order to do a Section 41 TIF, the City has to be in the chain of title. Therefore, the City would have to take title to the property and immediately deed it back to Cedar Fair. There would also be a Service Payment Agreement in which we are assured by Cedar Fair that they are liable for what we would call a Minimum Service Payment, which is supposed to be according to the real estate taxes they would normally pay, but for the TIF. That is still in negotiation, but we believe that Service Payment is going to be somewhere between \$400,000 and \$500,000 paid annually, with a portion of that going to the schools, a portion being repaid as a capital subsidy to the project (\$2 Million), and the rest would go in the infrastructure account. Getting this project online is critically important to get these revenue streams back to the schools, back in the infrastructure fund, and

get this project online. There will be a series of documents coming to finalize the annexation. The annexation relates only to the 9 parcels in the Township that are owned by Cedar Fair. There is residential property in the rear of the development (the condos), but those are separate parcels and they would not be part of this annexation. Those parcels would continue to receive all services from the Township.

Regarding the statement that Cedar Fair having 13 different markets and they are trying to see what is the best fit, Mr. Dike asked if everything goes through with the City, Township and the Schools, what happens if Cedar Fair puts this on the back burner. How would that negatively affect the City if it is put on the back burner? Mr. Lasko said that even if the project were delayed 3 or 5 years, there is a forthcoming Service Payment Agreement and Development Agreement that would do two things: (1) it would have benchmarks included that need to be hit from a development standpoint, and (2) the service payments will be required regardless of whether the project is completed. Those revenue streams are going to be received by the City, the Township and the Schools, even if the project that is slightly delayed for something not in Cedar Fair's control or some other reason. That will be memorialized in those documents.

Mr. Dike asked if additional services will have to be added by the City to provide police service to Sawmill Creek. Mr. Lasko said it is possible that additional personnel may be needed – he has already had preliminary discussions with Chief Lippert. If something significant happens there, we are going to be able to rely on mutual aid, but from a day-to-day standpoint in patrolling, there is the possibility that we will need to add an officer. The good news is that we will receive the income tax proceeds from that site and ultimately, we will have the ability to serve that site with utilities. Even if there is a further strain and need on our police force where we would have to add a position, we believe that we have the revenue source to more than cover that position.

Mr. Dike asked if there is enough usage to make expansion of Huron Public Power feasible. Mr. Lasko said that is absolutely a possibility. The easy utility to provide to Sawmill Creek is water service, as the site is already being served by County – and we could now serve them directly. The expensive part of serving them from an electrical standpoint is crossing Route 2, but the capability exists. That could be one piece that justifies the economic outlay to go across Route 2.

Mr. Dike asked if the Township has already voted on the Annexation Agreement, to which Mr. Lasko answered no, they have not. The Township will be taking this matter up this week.

Mr. Dike asked what the estimated income tax generated would be. Mr. Swaisgood said rough estimates come in around \$50,000-\$70,000/year.

Mr. Dike asked what the 25% the schools receive would be comprised of. Mr. Lasko explained that there is a Service Payment Agreement between the City and the property owner that would create a minimum service payment to be paid twice a year. We are currently in negotiations with Cedar Fair as to what that number will be, but we believe that number is going to be somewhere between \$400,000 and \$500,000, which would equate to roughly what their proposed investment is, which is anywhere between \$20-25 Million. He believes this is a phenomenal deal for all of the taxing districts, because the cost to build is generally much higher than what the assessed value is going to be. Given that this is a renovation project of an existing facility, the likelihood of this building appraising at \$25 Million is not realistic – this is more likely in the \$8-10 Million range of valuation. If we just left it to the appraisal process, there could be a severely depressed revenue stream. Secondly, without the Service Payment Agreement, the property owners are legally able to go through the Board of Revision process to depress that value even further. He is not saying they would do this, but that is a right afforded to all private property owners. With the Service Payment and TIF, we are locking in that service payment for 30 years, so even if the value drops, those service payments have to be made and that percentage (25%) has to go to the schools, as well. Not only is it a new revenue stream. A lot of people like to refer to these TIF abatements as a revenue loss to schools,

but that is absolutely not the case – it is a revenue gain. In this instance, 25% of \$400,000/\$500,000 is a new \$100,000 to \$125,000 in revenue to the schools that is locked in for 30 years regardless of what the valuation of the property is and regardless of whether the property owner goes to the Board of Revision. It is a good thing to be able to budget going forward as to what that revenue stream is. Asked by Mr. Dike what the schools currently receive from that property, Mr. Lasko answered that it is roughly \$150,000 to \$200,000, and this would be on top of that for 30 years, minimum. This is not a sure thing; there are a lot of legislative bodies that still have to respond to and vote on multiple documents. We start with the Township later this week, and the School Board is taking up the School Compensation Agreement, which is what memorializes the 25%, next week. The City has had great conversations and values its partnership with the Schools. The request is not taken lightly, and the City understands the sensitivity around these types of requests, but truly believes this is a catalytic project and this type of TIF is absolutely needed to get the project prioritized and fast-tracked. This is just the first step in the multi-legislative-body process in which nothing is guaranteed and nothing is a slam dunk – we are hopeful and have had great conversations, but a lot still has to be done to bring this to fruition over the next couple of months. Mr. Lasko said that staff has had great conversations with all of these partners – these are complicated economic development projects that don't just dump on someone's lap. There are a lot of complications and ramifications involved in getting through the document, and more importantly, being able to explain to the public the mechanics of what is happening. He said that he can confidently stand here before Council and state that no one from either the Township or the School Board should be surprised that we are starting this process.

Mr. Claus asked if Mr. Lasko has received any pushback from the Schools that they are feeling negative about this process. Mr. Lasko answered that he is not aware of any pushback, but he knows that there are sensitivities around the request because these are truly supposed to be an "only if" situation in that the abatements and the TIFs are absolutely necessary to get the project across the finish line. He understands that there are going to be some tough questions next. Some people may feel that the project is going to move forward regardless of the TIF. Mr. Lasko said that he's not saying that it would never happen, but it may be 3, 5 or 7 years before it happens. You run into the question of do you really want to leave it up to the appraisal process where you may have a significantly reduced revenue stream, whereas here we are memorializing it and formalizing it for the next 30 years. He expects there to be some tough questions, but that is how it is with every school district that is considering TIF or abatement requests. He envisions there will be some good, spirited conversation when this goes in front of the School Board.

Mayor Artino said Council respects and appreciates its relationships with the School District and the Township, and he thanked Mr. Lasko for his efforts in working with them to bring this to where it is today. This is just the start, but it took building trust, communicating and being very transparent to get this started.

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 42-2021. 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, Resolution 42-2021 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:

- ConAgra RFP. The City received 5 proposals from firms looking to undertake redevelopment of the ConAgra property. Since receiving those proposals, we put an evaluation committee together, which is comprised of staff, the Montrose Group, a member of Council and a member of the Planning Commission. They met last week to do an in-depth review of those initial submittals, and from that process the list of firms still being considered for this project to: NAI Harmon Group from Toledo, Hoty Enterprises from Sandusky and The Rose Company from Medina. The next step is for the group to undertake extensive 1-on-1 interviews between the evaluation committee and those firms that are still under consideration over the next 2-3 weeks with the hope of making a recommendation to Council sometime in August.
- Berlin Road Waterline Project. The new main has been installed on Tyler Street and Berlin Road from Dairy Queen to the railroad tracks. The new waterline still needs to be installed south of the railroad tracks and on Harris and Stedman Streets. The boring under the tracks is occurring this week with hopes to install the southern portion shortly thereafter.
- Route 6 Phases 1 and 2. OHM has concluded its traffic data collection, and is in the process of reviewing and analyzing that data. Based on that analysis, OHM will be making recommendations for alterations to the existing road diet, which could include enhanced striping of the bicycle lanes, additional shared lanes in areas where there are right vehicular turns, and enhanced signage. We plan to have the results of those findings and a revised final striping plan available to the public and Council a week prior to the July 27th public meeting. That public information feedback meeting is scheduled for Tuesday, July 27th at 5:00pm at McCormick Junior High School, and our goal is to have that information out to Council and the public a full week in advance.
- River Fest/Fireworks. A big shoutout to both the River Fest Committee and the Parks and Recreation Department, along with hoards of volunteers that scrambled like heck to be able to put on River Fest this past Saturday. The City was jammin', which was awesome to see, with the parade, food, music and fireworks. Great job to everyone involved in being able to put that on with not a lot of notice.
- Finance. The monthly financial report for June will be emailed by July 15th to Council and the Finance Committee. Please let Mr. Swaisgood know if you have any questions once you receive that report.
- American Rescue Plan Act (ARPA). As of July 9th, we are in the process of registering with the State to confirm the City's final allocation and initiate disbursement. The latest estimate indicates that the City's initial allocation of \$1.3 Million has, unfortunately, been cut almost in half. Almost every non-entitlement city has been significantly reduced in the amount they are receiving, mainly stemming from the fact that townships were originally cut out from funding. Once townships got inserted back into funding, those funds came from non-entitlement cities, with Huron being one of them. Our funding has been cut down to just over \$700,000, which we found out 1 to 1-1/2 weeks ago. We expect to receive those funds in two disbursements, with the first disbursement likely coming in July with 50% of the award. The second disbursement will be received within 12 months.
- Personnel. On July 1st, Officer Curt Fleming officially retired after 28 years of service. We cannot thank him enough for his dedication to this community and his experience is going to be very much missed. We wish him and his family well in retirement. The good news is, to replace Officer

Fleming, the City has recently hired Logan Bethard as a full-time patrol officer. He has been promoted from part-time officer, where he has served in that capacity for the last 3 years. We are thrilled to have Officer Bethard full-time now, and wish him the best of luck as he begins his full-time appointment.

- Contracts. Looking forward as it relates to some of our contracts, we envision that we will bring forth to Council the Building Official Agreement with Huron Township, which agreement expires at the end of this month. We also be brining the Fire Protection Agreement in the next several weeks, and we have officially kicked off negotiations with our bargaining units, starting with the Patrol Officers and the Sergeants today. We are trying to get an early jump on that with the hopes of getting those wrapped up before we are deep into budget discussions.
- ODNR/Buoys. We heard from ODNR that, hopefully (they have promised this a few times in the past), that the applications for Chaska Beach's buoy grant and Mudbrook Creek's placement coordinates will be coming next week. Mr. Lasko clarified to Mr. Claus that this would only be approval of the grant or placement, not actual receipt of buoys.

Asked by Mr. Hagy, Mr. Lasko explained that an entitlement city is a term used in the federal funding world and is based on population. For example, Sandusky is an entitlement community based on the fact that they are over 25,000 residents. By being an entitlement community, you are given a dedicated federal funding stream, such as Community Development Block Grant Funding, whereas Huron, as a non-entitlement city, would have to apply for funding from the County.

Mayor's Discussion

Mayor Artino reminded citizens about the special public information meeting regarding the bike lanes on July 27th at 5:00pm at McCormick Junior High School.

For the Good of the Order

- **Mr. Claus** – Shout out to the River Fest Committee, Parks and Recreation and everybody for the big events, fireworks, etc. this weekend to salvage a little bit of normalcy for us. He thanked City Architecture, Restart Smart and the administrative staff team for the Vision 2020 update action plan. It's really coming together and we are really seeing that the work product is first class and he looks forward to seeing that final document and putting things into action. Congratulations to Officer Fleming on his retirement.
- **Mr. Tapp** – Thank you Officer Fleming for his years of service. Condolences to the Sowecke family and to the Kedas family. He and the Mayor attended the tree ceremony last night, and it was pretty heartfelt, and the Parks Department did a great job. Give Mr. Dike a hand, too- he put a lot of that together and there was quite a showing. Everybody spoke about how great the community – the outpouring for them was great. Thank you to the citizens of Huron for that.
- **Mr. Hagy** – Expressed his sincere condolences to the Kedas family and the unimaginable tragedy that they suffered a few weeks ago. Hopefully, all of our thoughts and prayers are with them.
- **Mr. Hardy** – Congratulations to Officer Fleming on his retirement, and condolences to the Kedas family.
- **Mr. Dike** – Congratulations to Officer Fleming. He gave his condolences to the Sowecke family – they lost a family member. The loss of the Kedas' was tragic, it stinks, it's horrible; but this community

stepped up tremendously. Last evening, out at Fabens Park, it was raining all day and nothing but storms, but Parks and Rec did a great job getting that field ready so those kids could play. Balconi Monuments donated a monument for a memorial tree. Romeo's Pizza donated pizza for both teams. Willard Flashes 12U baseball team was accommodating, the Huron baseball team came out. Brian Kollars of the Sandusky Register did a great article on them, along with Huron Insider and BCSN. Everybody was there to show what a wonderful community we represent and live in, and it was awesome to see that. He told Lynn and Cameron Kedas that if there is anything he can do, he would be more than happy to, but it's such a tragic loss. Thank you, Huron for doing that, and that's why he loves this town.

- **Ms. Crawford** – She said that she doesn't have a lot to add, and wanted to echo everyone's sentiments. Deepest condolences to the Kedas family, and she echoed what Councilman Dike said – this community, while we have our challenges, when there is a tragedy like this, she has not seen many communities rally like the City of Huron does. She is proud to be a part of it, under horrible circumstances, but it really restored her faith in some other aspects of this amazing place that we call home. Congratulations to Officer Fleming – new adventures, thank you for your service. River Fest Committee – again, we have amazing people here, we are truly blessed.

Mayor Artino stated that this is a great community that shined these last few days. Thank you to the community.

Executive Session

None.

Adjournment

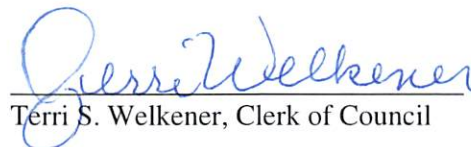
Motion by Mr. Dike to adjourn the meeting.

The Mayor 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 13, 2021 adjourned at 7:28pm.


Terri S. Welkener, Clerk of Council

Adopted: 27 JUL 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.