

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Regular Meeting Tuesday, August 30, 2022 at 6:30 p.m.

Call to Order

The Mayor called the regular meeting of the Huron City Council to order at 6:30pm. 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: **William Biddlecombe, Sam Artino, Mark Claus, Monty Tapp, Joe Dike, Matt Grieves and Joel Hagy.**

Staff in attendance: City Manager Matt Lasko, Law Director Todd Schrader, Service Director Stuart Hamilton, Police Sergeant Terry Graham, City Engineer Russ Critelli, Parks and Recreation Operations Manager Doug Steinwart, Planning and Zoning Manager Erik Engle and Clerk of Council Terri Welkener.

Approval of Minutes

Motion by Mr. Dike that the minutes of the regular Council meetings of August 9, 2022 be approved as written.

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, Grieves, Hagy, Biddlecombe, Artino, Claus, Tapp (7)
NAYS: None (0)

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

Audience Comments

The Mayor directed members of the audience having comments to approach the podium, state their name and address, and advised that they would have 3 minutes to make their comments.

None.

Old Business

Ordinance No. 2022-43 (as amended)

Motion by Mr. Hagy that the three-reading rule be suspended and Ordinance 2022-43 (ORDINANCE NO. 2022-43, ADOPTED AUGUST 9, 2022, IS HEREBY AMENDED AS FOLLOWS: AN ORDINANCE AMENDING ORDINANCE NO. 2021-41, ADOPTED DECEMBER 14, 2021, TO PROVIDE FOR SUPPLEMENTAL APPROPRIATIONS FROM THE GENERAL FUND AND OTHER FUNDING SOURCES AND AN INCREASE IN ESTIMATED RESOURCES), as adopted on August 9, 2022, be amended and 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, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Ordinance 2022-43, as amended, was placed upon its first reading. The Law Director read the Ordinance by its title only.

Mr. Lasko explained that this is a small amendment to a resolution that was brought to Council last meeting. This is relating to the \$10,000 from Erie Soil & Water for the Stormwater Management Plan, which was incorrectly booked to the expense side of the account. Those funds must be booked to the revenue side of the account. This correctly increases the \$10,000 from the County to the revenue side of the account, and also increases appropriations to expend those \$10,000 from Erie Soil & Water. The City is in possession of the \$10,000.

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 2022-43, as amended. Members of Council voted as follows:

YEAS: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Ordinance 2022-43, as amended, was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

New Business

Resolution 69-2022

Motion by Mr. Biddlecombe that the three-reading rule be suspended and Resolution 69-2022 (A RESOLUTION AMENDING RESOLUTION 58-2022, ADOPTED JUNE 28, 2022, AUTHORIZING THE CITY MANAGER TO ACCEPT CHANGE ORDER NO. 1 FROM ERIE BLACKTOP INC. INCREASING THE CONTRACT DURATION FOR THE 2022 PAVING PROGRAM BY SIXTY-FIVE (65) DAYS) 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: Biddlecombe, Artino, Claus, Tapp, Dike, Grieves, Hagy (7)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 69-2022 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Hamilton stated that when the City accepted the bid documents and signed the contracts for this project, they did not change the expected completion date. It took more time than expected to go through the pricing and making sure that the detail was correct. All this is doing is rectifying that completion date, which allows for the extra time it took the City to review the contract.

Mr. Claus said this is not an additional 65 days, it was based on when they were awarded the contract. Mr. Hamilton said they added on to the contract the number of estimate completion days to the actual start date of the contract.

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 69-2022. Members of Council voted as follows:

YEAS: Biddlecombe, Artino, Claus, Tapp, Dike, Grieves, Hagy (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 69-2022 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2022-26

Motion by Mr. Claus that the three-reading rule be suspended and Ordinance 2022-26 (AN ORDINANCE TO CREATE TWO NEW TAX INCREMENT FINANCING DISTRICTS ENCOMPASSING CERTAIN PARCELS OF REAL PROPERTY; DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE IMPROVEMENTS AND PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING AN URBAN RENEWAL TAX INCREMENT EQUIVALENT FUND (SAWMILL CREEK IMPROVEMENT FUND) AND A PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SERVICE PAYMENTS (THE SAWMILL CREEK PUBLIC INFRASTRUCTURE FUND) FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS, APPROVING COMPENSATION AGREEMENTS, AND PROVIDING RELATED AUTHORIZATIONS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.41, 5709.42 AND 5709.43; AUTHORIZING A SERVICE PAYMENT AGREEMENT IN CONNECTION WITH THE SAME; 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, Dike, Grieves, Hagy, Biddlecombe, Artino (7)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2022-26 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Claus to place Ordinance 2022-26 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: Claus, Tapp, Dike, Grieves, Hagy, Biddlecombe, Artino (7)
NAYS: None (0)

There being five votes or more in favor, Ordinance 2022-26 was placed as an emergency measure.

Mr. Lasko explained that this is the first of four related pieces of legislation related to Sawmill Creek Resort and the eventual annexation, which we hope will be done in the next couple of weeks. This first ordinance and related documents is the actual creation of the TIF Districts. As Cedar Fair was coming out of the

pandemic, they were looking at prioritizing projects across the county. One of the ways the City was able to prioritize Sawmill Creek Resort was through directing local subsidy to the project in an amount of \$2 Million. Unfortunately (or fortunately), only municipalities (not Townships) can do TIF Districts, which is why that triggered the need for the annexation. It's called a Section 31 TIF that allows future real estate taxes for Sawmill Creek Resort to go toward both public infrastructure and private subsidy to help the eventual renovation of the resort itself. What this first piece will do is create two TIF districts. One TIF district is just specific to the hotel and conference center parcel – those increases in real estate taxes can go for both public infrastructure and to subsidize the project itself (private improvements). The other TIF district is exclusively a public infrastructure fund. If there are any future improvements, for example, on the golf course or somewhere else on this parcel list, those can only go toward public infrastructure. He also noted that this is what a lot of people call a “partial TIF” in that there's 9 parcels in the TIF districts (1 for the private TIF and 8 for the public TIF). Each TIF and each parcel has its own 30-year window. The 30-year clock on the hotel parcel will start ticking in 2024, but that doesn't mean the clock is starting to tick on the golf course parcel, for example. If something happens 5 years from now, it will have its own 30-year window for those real estate taxes to go to public infrastructure improvements. There are 12 parcels being annexed, with 3 of those being those tiny additions that they did over the last couple of weeks. They are not seeking to include those parcels in the TIF districts, both because it would require an act of the School Board and they are very time and would see no benefit in development.

Mr. Hagy asked who determines the split between private and public infrastructure funds. Mr. Lasko answered that, outside of the \$2 Million that the City has committed or will commit to the project, all the future revenue streams are exclusively up to the City how those funds are utilized. The TIF funds, if they are to be used for private improvements, can only be used for private improvements on that parcel. It's not like they could go and subsidize a completely separate private project somewhere else in the City. The City has the decision on whether they want to help subsidize any further private improvements, or keep all of the funds for public infrastructure.

Mr. Biddlecombe said he knows one of the small parcels that is not included is a sand trap on the golf course. He asked if 10 years from now Cedar Fair wants to reconfigure the golf course, and put up a huge golf course – could they go back to the School Board and have that parcel included in the TIF at that point. Mr. Lasko said the easy answer is yes, they could, but it would require an act of the School Board to include that parcel in the TIF.

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 2022-26. Members of Council voted as follows:

YEAS: Claus, Tapp, Dike, Grieves, Hagy, Biddlecombe, Artino (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Ordinance 2022-26 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 57-2022

Motion by Mr. Artino that the three-reading rule be suspended and Resolution 57-2022 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SERVICE PAYMENT AGREEMENT BETWEEN THE CITY OF HURON AND SAWMILL CREEK LLC) 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: Artino, Claus, Tapp, Dike, Grieves, Hagy, Biddlecombe (7)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 57-2022 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko explained that historically with TIFs, sometimes the future revenue stream is left to the discretion of the County Auditor. With that comes a lot of indecision with not knowing what that future revenue stream is going to be – it can change year-to-year, during triennial valuations – and it becomes very difficult to do when you are issuing debt in an unknown revenue stream. One of the things they thought was prudent on that project was to set a floor on what the minimum increase in real estate taxes will be paid into the TIF fund. This agreement will require Cedar Fair on a semiannual basis to make two payments to the City, each in the amount of \$225,000 (\$450,000 in total). This is on top of the real estate taxes that are already being paid to the school district and other taxing districts. Each year, the City will minimally receive \$450,000 and per the Compensation Agreement they have with the Huron City Schools and EHOVE Career Center, 25% of that will go to the Huron Schools and 1.5% will go to EHOVE. The balance, which is right around \$312,000, will be paid into the TIF accounts. This amount is related only to the hotel parcel, and this sets the floor, not a ceiling, and will stay in effect for 30 years.

Mr. Hagy asked would cause that payment to go up – is it the Auditor's valuation? Mr. Lasko answered that if the Auditor valued the renovations at a number that would result in a real estate tax liability in excess of \$450,000, then that number would go up. Mr. Lasko said they are so thankful for Cedar Fair for this deal. The reality is that as much as they spent a lot of money, it was an interior renovation (fire suppression, aesthetic improvements) and it really doesn't add significant valuation. They didn't expand the footprint or add rooms. They strongly believe that this Service Payment Agreement is exponentially higher than what the re-valuation will be when it comes out in the next couple of weeks. They believe Cedar Fair is making a significant commitment way above and beyond what the reappraisal is going to be. There is a possibility that it could be higher, but it would require a significant increase in valuation. This valuation can change every 3 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 57-2022. Members of Council voted as follows:

YEAS: Artino, Claus, Tapp, Dike, Grieves, Hagy, Biddlecombe (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 57-2022 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2022-27

Motion by Mr. Hagy that the three-reading rule be suspended and Ordinance 2022-27 (AN ORDINANCE ESTABLISHING FUND 421 – SAWMILL CREEK IMPROVEMENT TAX INCREMENT EQUIVALENT FUND 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: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2022-27 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Hagy to place Ordinance 2022-27 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: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)
NAYS: None (0)

There being five votes or more in favor, Ordinance 2022-27 was placed as an emergency measure.

Mr. Lasko said that he would be addressing this ordinance, as well as the next related ordinance, simultaneously. The first ordinance is the creation of a TIF Fund. This is the fund that is a little more flexible and allows both public and private investments. The next ordinance is strictly related to public infrastructure and again, because there are two separate TIF districts and separate restrictions on how those funds can be used, they need to have two separate TIF Funds and receipt those funds differently and separately on their books.

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 2022-27. Members of Council voted as follows:

YEAS: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Ordinance 2022-27 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2022-28

Motion by Mr. Hagy that the three-reading rule be suspended and Ordinance 2022-28 (AN ORDINANCE ESTABLISHING FUND 422 – SAWMILL CREEK PUBLIC INFRASTRUCTURE TAX INCREMENT EQUIVALENT FUND 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: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2022-28 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Hagy to place Ordinance 2022-28 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: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)

NAYS: None (0)

There being five votes or more in favor, Ordinance 2022-28 was placed as an emergency measure.

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 2022-28. Members of Council voted as follows:

YEAS: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)

NAYS: None (0)

There being a majority vote in favor of adoption, Ordinance 2022-28 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 72-2022

Motion by Mr. Grieves that the three-reading rule be suspended and Resolution 72-2022 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE ONE OR MORE AGREEMENTS AS REQUIRED FOR FINANCIAL ASSISTANCE RELATIVE TO THE SOUTH MAIN STREET WATER MAIN REPLACEMENT PROJECT) 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: Grieves, Hagy, Biddlecombe, Artino, Claus, Tapp, Dike (7)

NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 72-2022 was placed upon its first reading.

Mr. Hamilton stated that this resolution requests permission to submit for an OPWC loan. Mr. Gibboney and their partners at OHM have been working hard on this. It would be a split loan and grant application. Once they know the amount of money they are likely to get, they will find out if it's all loan or if some comes in the form of grant funds. This is going toward the South Main Street water main replacement project. This project is for portions of South Main Street, Huron-Avery Road and also full replacements on Forest Hills, Valley View, Hickory Drive and Mill Street. They will be looking at doing road resurfacing on these areas, as well, while those roads are torn up.

The Clerk indicated to the Mayor that the resolution had not yet been read into the record. The Law Director read the Resolution by its title only.

Mr. Claus asked if this is a 2023 or 2024 project. Mr. Hamilton answered that it would be in 2024. Mr. Hagy said this project has to be done whether they get a loan, or not. Mr. Hamilton confirmed that statement.

Mr. Claus, referring to the Water Rate Study, asked if the cost of this project was included as if the City had to pay for it in full. Mr. Hamilton confirmed this, and said this project would have been a standard 3-1/2% to 4% loan. Mr. Claus said if the City gets this loan, those funds would be going toward the administration's job to make up some of the funds.

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 72-2022. Members of Council voted as follows:

YEAS: Grieves, Hagy, Biddlecombe, Artino, Claus, Tapp, Dike (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 72-2022 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 73-2022

Motion by Mr. Tapp that the three-reading rule be suspended and Resolution 73-2022 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO THE OHIO OFFICE OF CRIMINAL JUSTICE SERVICES (OCJS) TO PARTICIPATE IN THE 2023 OHIO BODY-WORN CAMERA GRANT PROGRAM ("BWC GRANT PROGRAM") AND TO EXECUTE CONTRACTS AS REQUIRED RELATING TO THE PROCUREMENT OF BODY-WORN CAMERAS AND EVIDENCE MANAGEMENT SYSTEM) 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, Dike, Grieves, Hagy, Biddlecombe, Artino, Claus (7)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 73-2022 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko said that he didn't have anything further as this matter was discussed at the Council work session earlier this evening.

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 73-2022. Members of Council voted as follows:

YEAS: Tapp, Dike, Grieves, Hagy, Biddlecombe, Artino, Claus (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 73-2022 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2022-45

Motion by Mr. Dike that the three-reading rule be suspended and Ordinance 2022-45 (AN ORDINANCE REPEALING AND AMENDING AND RESTATING SECTION 385.01 RULES; PERMIT AND FEES OF CHAPTER 385 SMALL BOAT MOORING HARBOR OF THE HURON

CODIFIED ORDINANCES; 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: Dike, Grieves, Hagy, Biddlecombe, Artino, Claus, Tapp (7)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2022-45 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Dike to place Ordinance 2022-45 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: Dike, Grieves, Hagy, Biddlecombe, Artino, Claus, Tapp (7)
NAYS: None (0)

There being five votes or more in favor, Ordinance 2022-45 was placed as an emergency measure.

Mr. Steinwart stated that this ordinance seeks approval to increase charges at the Huron Boat Basin for both seasonal and transient dockage. On average over the last 25 years, the mooring charges were increased every 5 years. It has now been 7 years since the last increase – they had a couple year lapse with the pandemic. In the past, the increase has been approximately 5-6% every 5 years. This year, they are looking to increase between 6-9% for seasonal dockage for 2023. They would also like to increase the transient dockage, which is currently \$1.50 per foot/night, to \$1.75 per foot/night. Potential revenue for the seasonal dockage based on 2022 occupancy would be around \$7,000, and the transient dockage would bring in about \$5,000. Those revenues would go directly into the marina facility for the upkeep and maintenance. Going forward, Mr. Hamilton made a suggestion at their staff meeting that they should look at these, just like the utilities, every 3 years.

Mr. Artino asked how our prices fare compared to other marinas. Mr. Steinwart answered that for seasonal, it is hard to make an apples-to-apples comparison when you take into account that certain marinas have storage facilities or full services, pools, etc. vs. just dockage. They are not on the bottom, but they are also not at the top. For transient dockage, marinas nearby range from \$1.50 to \$2.00. The increase for seasonal dockage is from 6-9% based on length. The marina has 20', 24', 30' and 32' docks. They also have resident and non-resident rates. The majority of the seasonal customers are residents. They have 68 total seasonal docket, and of those, 52 are residents and 16 are non-residents. The majority of the 24' dock customers will see a 6.6% increase, and the larger docks that use more utilities on a consistent basis have around a 9% increase.

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 2022-45. Members of Council voted as follows:

YEAS: Dike, Grieves, Hagy, Biddlecombe, Artino, Claus, Tapp (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Ordinance 2022-45 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2022-46

Motion by Mr. Biddlecombe that the three-reading rule be suspended and Ordinance 2022-46 (AN ORDINANCE AMENDING ORDINANCE NO. 2021-41, ADOPTED DECEMBER 14, 2021, TO PROVIDE FOR SUPPLEMENTAL APPROPRIATIONS FROM THE GENERAL FUND AND OTHER FUNDING SOURCES AND AN INCREASE IN ESTIMATED RESOURCES) 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: Biddlecombe, Artino, Claus, Tapp, Dike, Grieves, Hagy (7)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2022-46 placed on its first reading. The Law Director read the Ordinance by its title only.

Mr. Lasko explained that this appropriations measure proposes an increase in appropriations and also an increase in estimated resources. They are looking for appropriations increases totaling \$108,100. \$70,000 of that is for building inspections and fees that go to the Township for their work as our Building Official. There is a \$10,000 increase to the Special Fire Levy Fund for the turnout year, which has a related increase in resources for a grant received below that. There is also an increase to the fish cleaning station through the Capital Improvement Fund of \$14,000, which has an offset right below for the \$14,000 the City has received from Shores & Islands Ohio. Lastly are the first expenditures and appropriations out of the Rye Beach TIF. By way of information, there was a TIF that existed but the City wasn't collecting any revenue for a couple of year. The City filed the necessary paperwork with the State, and are now seeing their first round of revenue. They are looking at spending some of that in cleaning up the detention ponds and ditches throughout the Corporate Park that have become very heavily overgrown. Between the increase in appropriations, less their grant funds, there is an increase to the budget of \$84,100.

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 2022-46. Members of Council voted as follows:

YEAS: Biddlecombe, Artino, Claus, Tapp, Dike, Grieves, Hagy (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Ordinance 2022-46 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2022-47

Motion by Mr. Artino that the three-reading rule be suspended and Ordinance 2022-47 (AN ORDINANCE AUTHORIZING THE TAX LEVIES FOR THE CITY OF HURON FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023 AS DETERMINED BY THE BUDGET COMMISSION AND CERTIFYING SAID LEVIES TO THE COUNTY AUDITOR 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: Artino, Claus, Tapp, Dike, Grieves, Hagy, Biddlecombe (7)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2022-47 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Artino to place Ordinance 2022-47 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: Artino, Claus, Tapp, Dike, Grieves, Hagy, Biddlecombe (7)
NAYS: None (0)

There being five votes or more in favor, Ordinance 2022-47 was placed as an emergency measure.

Mr. Lasko stated that this is a statutory step in the tax budget process, following up on the tax budget that was presented to Council in June. The Budget Commission provides each municipality with estimated property tax and special fund revenues as a follow-up to the estimate provided by the City. Council is required to approve the tax levy rates and certify a copy to the County Auditor in September. The only big change is that in the City's tax budget, they did not report revenues for police and fire pensions through the fire levy, which are now included and that was caught by the County. Otherwise, they were identical to the draft tax budget that Council had considered in June.

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 2022-47. Members of Council voted as follows:

YEAS: Artino, Claus, Tapp, Dike, Grieves, Hagy, Biddlecombe (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Ordinance 2022-47 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 74-2022

Motion by Mr. Grieves that the three-reading rule be suspended and Resolution 74-2022 (A RESOLUTION AUTHORIZING AND DIRECTING THAT THE CITY MANAGER ENTER INTO AMENDMENT NO. 1 TO A MEMORANDUM OF AGREEMENT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES DATED NOVEMBER 28, 2006 RELATING TO CONSTRUCTION OF HURON BOAT LAUNCH FACILITY, INCLUDING A MEMORANDUM OF UNDERSTANDING AS TO THE OPERATION AND MAINTENANCE OF SUCH FACILITY) 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: Grieves, Hagy, Biddlecombe, Artino, Claus, Tapp, Dike (7)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 74-2022 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Steinwart stated that this resolution is looking to amend the MOU to address the maintenance cost associated with the fish cleaning station currently under construction. There are 2 sections that were added, namely, 1) ODNR shall be responsible for the cost of pumping and disposal of the contents from the grease interceptor, and 2) ODNR shall be responsible for repair and replacement of the fish grinders installed as part of the fish cleaning station. The City has had this agreement since 2006, and they are just adding to that. Mr. Steinwart wanted to recognize ODNR and thank them. ODNR has replaced all of the lights at the fish cleaning station this year, some shoreline protection done last year, and consistent sealcoating and crack filling. This relationship has been beneficial for both parties since 2006, and he thinks that is a good reason why they approached the City with the possibility of the fish cleaning station.

With regard to the fish cleaning station, Mr. Steinwart said this project brings a quality-of-life improvement to our local resident and visitors. The City has seen economic development with businesses that started small and have grown, as well as new businesses coming in. They are proud of bringing in fishing tournaments and love seeing our residents down there.

Mayor Tapp asked for an update on the fish cleaning station. Mr. Steinwart said that he just received an email from their partners at OHM today, and learned that the contractor is expecting delivery of the interceptor, and are working on the sanitary lines. They obtained the manufacturer's delivery date for the shade structure, which is October 31st. Since learning that date, the completion date for the project is now, tentatively, November 18th. This is not what they wanted to hear, but with the supply chain being as it is, that's where they are at. Mr. Claus asked if they have a delivery date on the cleaning tables. Mr. Steinwart answered that he doesn't think there is a problem with the tables, but the structure has to be in place first.

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 74-2022. Members of Council voted as follows:

YEAS: Grieves, Hagy, Biddlecombe, Artino, Claus, Tapp, Dike (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 74-2022 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:

- **Sawmill Parkway Reconstruction** – Mr. Lasko said he had a letter in hand from the Economic Development Administration authorizing their advertisement for bids for the project. Thank you to Larry Fridrich and Russ Critelli on OHM's team. It has been a learning experience, but well worth the exercise given the level of funding provided. It is his understanding that we are going to be out to bid tomorrow. They were prepared to pull the trigger as soon as they got the letter. He thanked all of their team that has gone through this process. This will be especially beneficial the folks on the Parkway as they start construction shortly.
- **Conagra Site** – The City has been working with the development team on revisions to the site plan. These proposed revisions will likely include slightly lesser density in terms of unit county, bigger

units, moving to an all “for sale” product vs. partial rental, and potentially altering some locations of the commercial uses. They envision some small tweaks to the public green space, but they are also ensuring public access around the entire perimeter of the property remains. They are envisioning the next steps being the consideration of a revised conceptual plan publicly through the Planning Commission and Council work sessions, and once that is approved, they can begin (both on the development side and the City side) engineering the roadways, utilities and the sea wall, as well as the final site plan from the developer. They have issued a Request for Qualifications for professional design services for engineering the sea wall reconstruction on the eastern and northern sides of the peninsula. That RFQ closes on September 12th at 2:00pm., and is available on the City’s website. They will select a qualified applicant to begin negotiations on design and bidding services.

- US 6 Reconstruction Project – Last Thursday, August 25th, the entire region hosted a celebratory event and press conference at Shoreline Park to announce a grant award of \$24.5 Million to several political jurisdictions and the Ohio Department of Transportation for the US-6 Reconstruction Project. This one of only 166 awarded in the county, and one of only 4 in the State of Ohio. Mr. Lasko, Mr. Critelli, and Councilmembers Claus, Artino and Biddlecombe were able to attend – Huron was very well represented. The US Secretary of Transportation, Pete Buttigieg, along with Senator Portman and Representative Kaptur were there to present the grant award. It was a great event to announce the project, which is going to advance safety and lead to greater economic development and advanced regional connectivity through the bike path linking Huron to Sandusky. This was great press for not only this region, but to show the level of collaboration on this type of project.
- 2022 Street Resurfacing – All of the milling and curb work has generally been completed. There is still some curb reconstruction work to do on Williams Street on the segment between US 6 and Standard – they are going to do all new curbing in that section, which should happen this week. Starting later on this week, they will move to the paving portion of the work. They have had some bad weather days to start the week, but they should hopefully be able start tomorrow.
- 2023 Street Resurfacing – They are hoping to schedule a work session, possibly at the second meeting in September, to look at the 2022 Pavement Condition Report, and also hear from the folks at OHM and staff in terms of recommendations for the 2023 street resurfacing program. He would like to use the fall to finish up design once they select their streets, and bid that project in the winter so that they are ramping up resurfacing early in 2023.
- Zoning Code and Planning – They are tackling a lot of revisions to certain codes and portions of our Codified Ordinances. They are working on ones that they can tackle most easily, or those that are most pressing. He believes the next on their list is their tree assessment ordinance, which is somewhat similar to sidewalks, but there are some nuances that make it different. This will allow residents and private properties that have diseased, dead or dying trees to be able to, in essence, be able to finance that removal because they know that the cost can be pretty significant. In that vein, it will look like the sidewalk assessment process. They are hoping to bring that before the Planning Commission and Council in the next couple weeks.
- Main Street Corridor Plan – They have held two steering committee meetings thus far. The first meeting was a kickoff to review the reasons and timeline for the plan. The second meeting was to talk through potential needs, ideas, and land uses on the corridor. They are moving into what he would call the first of two public portions of the plan. This will, hopefully, include a joint steering committee public meeting, and then a joint Planning Commission/Council meeting. They also hope to have a public meeting that coincides with an event or festival over the fall, preferably Pumpkin Fest. They will also have an online survey, because not everyone provides feedback in person or in a public meeting. They want to try to reach as many people as possible. The goal is to solicit feedback from different groups of people and meet them where they are. They will be working over the next two weeks or so to populate the calendar for late September and October.

- Tennis Courts – OHM has completed cost estimates and scope of work for upgrades to the tennis courts. They are currently looking at two potential options: 1) rehabilitation of the 5 courts, which would include repair of the underlying surface and install brand new playing surfaces, and also include new drainage (which does not currently exist at the site) and new fencing; or 2) full reconstruction of all 5 courts and the installation of a pickleball court, drainage and fencing. They are looking to present these options at the next meeting of the Huron Joint Recreation District in September in hopes of selecting an option this fall, because they have a very tight construction window next summer in between the boys' and girls' tennis seasons.
- Berlin Road Park – They held a demolition walkthrough this morning with demolition contractors and asbestos abatement contractors to walk through the requirements to bid. Per the demolition specifications, they are looking at asbestos abatement, demolition of the single-family home, removal of several dead and dying trees, trash removal, site grading and seeding. They are hoping to present a demolition contract to Council at an upcoming meeting. All work to be undertaken will be paid via grant from the Erie County Land Reutilization Corporation. OHM complete the survey work for the small .2-acre parcel on the northern side of the park, and he believes they got those documents over to the title company in hopes of closing on that last site in the upcoming weeks.
- Water Rates – Water rates were mentioned earlier in the meeting, and they have taken the final version of the Water Rate Study to both the Utilities Committee and the Finance Committee. Both of those committees have made their recommendations to Council. They are hoping to schedule a work session, likely in September, so that the public has the ability to understand what is being explored and discussed, what some of the options look like, and some of the reasons behind those options from a capital improvement standpoint. They will look to get that on the calendar at the second meeting in September.
- Water and Sewer Lines – The Water Department administration has been working closely with the Erie County Department of Environmental Services to better delineate our areas of service related to the city limits. What he means by that is they have found out in conversations with the County that there are 22 accounts of houses that are within the City that are, technically, served by County infrastructure. If anything happens to the line, the County is on the line economically, however, they have not been receiving any of the revenue to help offset the cost of those repairs. In their discussions, they believe it is appropriate that those accounts should be transitioned to Erie County because the infrastructure in the ground is owned by them and they are responsible for any repairs and replacements of that infrastructure. In all likelihood, we will be losing 22 water accounts. Economically, that is very nominal to the City. Those residents that are moving from Huron water to County water will see an increase. From a location standpoint, they are talking about properties on Sprowl Road, southern portions of Berlin Road and a cul-de-sac in Eagle's Crest that is actually in the City, but has County infrastructure. They are hoping to send a joint letter from the City and the County to those 22 accounts tomorrow to let them know of the change, which will occur in October.
- Personnel – Congratulations to Kegan Lobsinger in the Fire Department, who was hired on August 22, 2021, for completion of his probation and promotion to Firefighter Class C as of August 22, 2022. Big congratulations to Mr. Lobsinger, and he wishes him continued success with the Fire Department.
- Upcoming Meetings – The next Huron Joint Recreation District meeting is Tuesday, September 6th in Council Chambers; Utilities Committee is Wednesday, September 14th at 5:00pm in the main conference room; Board of Zoning Appeals is Monday, September 12th at 6:30pm in Council Chambers; City Council meeting is Tuesday, September 13, 2022 at 6:30pm in Council Chambers. They are hoping for a City Council Work Session on September 27th at 5:30pm in the Council Chamber, followed by the regular City Council meeting the same day at 6:30pm in Council Chamber; Planning Commission meeting is Wednesday, September 28th at 5:00pm in Council Chambers.

Mr. Claus asked if the Berlin Road park abatement and demolition would be done this fall. Mr. Lasko said that it will get done this fall, without question.

Mayor's Discussion

Mayor Tapp said that we have a lot of projects going on, especially with the street repaving. He thanked the staff for the fish cleaning station project that is going on. He wants to make it known that the staff stays on top of this stuff. He is probably the worst one to ask questions about dates, but wanted everybody to know that they are doing everything in their power to complete that project in a timely manner, and that some of the things are out of their control. He also thanked Mr. Steinwart, and while he put him on the spot, he just wants to let everybody know what's going on.

For the Good of the Order

- **Mr. Biddlecombe** – Thanked staff for all of their hard work. He reminded residents that this Monday will not be garbage day, it will be on Tuesday, and large item day will be September 12th. He really enjoyed attending the All-Classics Festival this year. It definitely had a significant participation from classic boats, cars and spectators, alike. Every inch of the Basin was filled, including the lot that's north of the facility, which is currently for sale. He knows it gets used a lot by other Parks events, so it would be nice to keep that as a piece of park property. He would like to congratulate Kegan Lobsinger on his advancement to Class C Firefighter. He would also like to congratulate cross-country runner, Kennedy Schlessman, who won the Seneca East Tiger Classic. She beat out 209 other runners, while also setting a meet record. The last Boppin' on the Basin event is coming up on September 3rd with Eddie and the Edsels – come out and enjoy that. Home games coming up: Girls Tennis on September 1 & 6; Girls Volley on September 8, 10 & 12; Girls Golf on August 31; Boys Soccer on September 12; and after a strong showing and back-to-back victories at home against St. Paul and Norwalk, the Huron Football team will travel on the road this Friday, September 2nd to Genoa for a game at 7:00pm, and then will be back home against Lima Central Catholic on September 9th at 7:00pm. Come out and support our student athletes, and Go Tigers!
- **Mr. Artino** – It's great to see that Sawmill Parkway now get the construction underway, and he agrees with the Mayor that there is an awful lot going on in the City. He thinks the staff is doing a heck of a job – there is a lot of economic development and quite a bit of improvements to our infrastructure.
- **Mr. Claus** – Thanks to staff – they have been really busy with the body camera stuff, zoning work – Matt, Stu, Erik, everybody, legal and OHM. Everyone has been busy keeping up with all kinds of things, so he really appreciates that.
- **Mr. Grieves** – Nothing.
- **Mr. Hagy** – Nothing.
- **Mr. Dike** – Nothing.

Executive Session

Motion by Mr. Claus to enter into executive sessions to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee, and also to consider the purchase of property for public purposes, and to invite Mr. Lasko, Mr. Schrader and Mr. Hamilton to participate in both executive sessions.

The Mayor asked if there were any questions relating to 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, Dike, Grieves, Hagy, Biddlecombe, Artino (7)
NAYS: None (0)

There being five (5) or more votes in favor of the motion, Council moved into executive session at 7:26pm.

The Mayor said that there would be action taken following the meeting.

Return to Regular Session

Council returned to regular session at 7:49pm.

Resolution No. 75-2022

Motion by Mr. Claus that the three-reading rule be suspended and Resolution 75-2022 (A RESOLUTION APPROVING THE APPOINTMENT OF CORY SWAISGOOD AS FINANCE DIRECTOR OF THE CITY OF HURON) 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, Dike, Grieves, Hagy, Biddlecombe, Artino (7)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was suspended and Resolution 75-2022 placed on its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko explained that they mutually agreed to part ways with Mr. Jeff Hall, who was the former Finance Director, and he certainly wanted to wish him well in his future endeavors as he progresses in his career. This is a very important position and they immediately needed to commence a search with all of the projects going and where we stand in the budget season. They did a thorough advertisement and marketing process for that position. Through that process, they brought in Mr. Swaisgood for an interview. Certainly, his credentials speak for themselves, particularly his municipal finance director experience with the budgetary process already underway. He was a very strong candidate, and he is happy to potentially welcome him back to the City. He did a lot of great work while he was here, and he is very well respected by the Department Heads and his staff. He would love Council to consider affirming the appointment of Mr. Swaisgood as the City's next Finance Director, and he is happy to answer any questions.

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 Resolution 75-2022. Members of Council voted as follows:

YEAS: Claus, Tapp, Dike, Grieves, Hagy, Biddlecombe, Artino (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 75-2022 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Adjournment

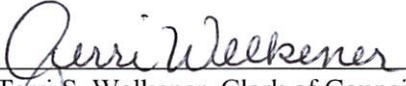
Motion by Mr. Biddlecombe to adjourn the meeting.

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

YEAS: Biddlecombe, Artino, Claus, Tapp, Dike, Grieves, Hagy (7)

NAYS: None (0)

There being more than a majority voting in favor of the motion, the Mayor declared the meeting of August 30, 2022 adjourned at 7:52pm.


Terri S. Welkener, Clerk of Council

Adopted: 27 SEP 2022

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.