

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Regular Meeting Tuesday, March 28, 2023 at 6:30pm**

**Call to Order**

The Mayor called the regular meeting of 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, Joel Hagy.**

Staff in attendance: City Manager Matt Lasko, Law Director Todd Schrader, Service Director Stuart Hamilton, Parks and Recreation Operations Manager Doug Steinwart, Planning Director Erik Engle, Police Chief Terry Graham, Finance Director Cory Swaisgood (via Microsoft Teams) and Terri Welkener, Clerk of Council.

**Approval of Minutes**

None

**City Manager Statement**

Mayor Tapp recognized City Manager Matt Lasko, who said he would like to take a few minutes to address one of the items on the agenda for this evening, which he knows is of major public interest. He certainly wanted an opportunity to address some questions and concerns he is sure we will hear this evening, have heard before this evening, and will likely have to address after this evening.

- I first want to state that the City does understand the nervousness and fears that folks may be experiencing with a potential purchase of the Oster's Mobile Home Park. We understand moving, alone, can be stressful, let alone when there are impacts related to transportation and mobility, job and school proximity, closeness to friends and family; those stresses are exacerbated. We do not take that worry lightly, and we want to ensure the City is taking extra steps as best as we can, and that the residents are supported by the City. We do not view ourselves as a typical potential buyer.
- We have long tried, even before I started here as the City Manager, to address certain safety and property maintenance issues at the site. The City is limited in our capacity from a zoning and code standpoint, in the fact that we are dealing with manufactured homes versus traditional permanent structures. We do believe, and when I say we, the administration (I do not intent to speak for Council) this purchase truly is a matter of last resort to try to bring about better housing conditions for those who reside there.
- I do want to be clear, though, that not all properties at that site are created equal. We understand that there are several people that take pride in their homes and have undertaken beautification projects. They have raised families and they have made memories.
- At the end of the day, however, the administration believes that the purchase of the property is in the best interest of the entire, broader community. We do realize that we have to take extra steps to mitigate the challenges that would come with potential relocation.

- As a little bit of a background, so we don't have to wait until the actual legislation is being considered, I did want to mention that we did enter into a Contingent Purchase Agreement for these 7 parcels related to the Oster's Mobile Home site in January of this year. We did spend several weeks undertaking due diligence at the property to determine if we truly wanted to move forward with the purchase and present the Purchase Agreement to Council. It was not until late last week that we believe we cleared due diligence, a felt confident presenting that Purchase Agreement to Council for an affirmative vote, if at all.
- Even prior to that, when we looked at whether we were going to recommend this purchase to Council, we did begin reaching out to social service agencies to try to mobilize them to accommodate the needs of the residents.
- I do want to mention this evening that if the purchase does go through and is approved, we have officially partnered with Great Lakes Community Action Partnership to provide case management and other referral services related to relocation, and we are appreciative of their CEO, Ruthann House, for committing their assistance. We will be providing direct financial assistance to the organization, specifically to be used for any individuals needing relocation assistance. Additionally, impacted residents will be given priority status for the utilization of their programs. Upon outreach to the organization, individuals will be assigned a housing advocate and a case management professional. They are also willing to provide office hours at City Hall, if necessary, and more importantly, they are willing to go into people's houses and deal with them directly and come to them, versus having individuals have to find them. We do have a phone numbers and websites, which we are going to be delivering, if approved this evening, to all residents tomorrow morning so that they can have a direct line of communication with Great Lakes Community Action Partnership.
- We have also talked to Serving Our Seniors in Sandusky for those individuals 60 years and older, who will be providing assistance on a case-by-case basis.
- We are sensitive to the tightness of the rental market, particularly when considering affordable options. Although the seller and some residents may move more quickly, the agreement as drafted in front of Council does not require the seller to relocate residents for up to 240 days, or 8 months.
- I am sure I have not answered every questions, and certainly have not completely addressed every concern that individuals may have, but do want to ensure the residents know that the City is going to remain active and engaged in the process, both economically and otherwise.

Thank you.

### **Audience Comments**

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

Roxanne Gross – resident of Huron – I know the people that live in Rye Beach. I know them intimately, and while I understand Matt and the great work that you all have gone to, I also know that you are about to cause a lot of people to be homeless. You all know that the home study you did there were 3,000 rentals total, and there's only 24, and that's in Erie County. So, where are these 60-70 people going to go? Most of these people don't drive. They work within the City around where they live. They have grown up, they have raised families – we are talking about people who are physically not capable of moving. There is a

gentleman that's on oxygen, there's a gentleman that has just one leg, there's a woman that's waiting for a kidney transplant. Can you imagine asking any of your relatives, telling them, oh, hey, it's okay. The city's going to help you relocate, but you are in that bad condition. Do we really... and I know Matt has reached out, and thank God that GLCAC is stepping up to the plate, but I just pray that this Council would take caution as they proceed. That they will take into account that things, 240 days, Bob Day, if you haven't given him a limit, Bob Day is going to tell these people they have 30 days. You are withholding his funds on the premise of all people vacating. He is going to make sure that happens, unless you all stand up and protect these people. Thank you for your time. Mayor Tapp thanked Ms. Gross.

Chris Hakeman, 7314 Hyde Rd, Huron. I do run the soup kitchen. There's a lot of you that don't, are not aware of how we work so hard trying to help these people. They moved into a place that they are trying so hard... it's not to our standards, but it's to theirs, that they can live within their means. They are so proud people. You have no idea. We have been feeding them for 10 years, now, or better, it's not important. But there's so many of us who are trying so hard to reach them, to help with their roofs, to help with their electricity, to help with everything. We understand that it's not suitable, we know that. I don't have the answer – I've only got the solution of food. That it is my means, my goal, but to uproot this many people in the condition they're in – it's not feasible. We have 3 deaf kids. Three deaf kids worked 7 jobs. They try to hard – they are so proud. It's incredible. All I'm asking is the conditions are not good. I wouldn't want to live there, but they are doing remarkably wonderful things. There's private people that are doing their own money to help them. Please, don't evict them, give us a chance. I've got a strong back, I've got a shovel, I've got a rake – I can do anything anybody would like to have done. We have done roofs. We have done furnaces. It is at our expense that we are so proud to do to help our fellow man. So all I'm asking is look through them with poverty eyes, and not through our eyes. And they are not all poverty – some of them are richer than I'll ever be. That's all I have to say, is please, just consider not doing this. Mayor Tapp thanked Ms. Hakeman.

David Markin, 2022 Linden Rd., Huron. I live in the big yellow brick house at Oster's. I have been here going on 2 years or so. We moved into that trailer park not knowing anything about the area because our landlord that we have previous to that sold the house out from under us and we had to move, and that was all we could find at the time. The question I have is, have you guys (Matt, I'd like to address you on this one) considered what you are going to do with the people who have bought those trailers and they are too old to be moved to a new trailer home park. Are they going to be compensated for the value so that they can purchase a new one? Mayor Tapp said that these are comments, these questions will get answered... Mr. Markin continue, I would like to have an answer to that, because the majority of people in there have bought their trailers, including the deaf family she spoke of – they own the trailer. But because of the age of those trailers they bought, they are unable to be legally moved anywhere in the State of Ohio. Trailer parks are not allowed to accept them. Several people have put their heart and money, and most people there do struggle. My wife and I lost \$2,300 a month of our income, and that's another reason we're stuck there. I'm a veteran who refused to get a vaccination, so they took my benefits. My wife works 3 jobs to pay our bills, and I am paying \$900 a month, and I am going to be honest, for a shithole (excuse my language), but I don't have a choice. So my concern is not me, I'm not that kind of person, my concern is, what about these other people. What about people like Jerry, my neighbor, disabled, lost a leg. He is in the hospital now having health issues that is probably going to take his life, but he owns his trailer. The people next door to me, the gentleman next door to me just passed away. He willed his trailer to a friend of his who gave it to a nephew, who has his first home with his new wife. They just moved in 2 days ago. Now they are going to be told they've got to move out of a house that they own,

that they can't take with them and put anywhere else. These are things that need to be considered. We don't have a lot of money in that neighborhood, but we have more pride than anybody I know in Huron because we stick up for each other, we help each other when we can. I will give the shirt off my back to one of my neighbors and do without, because that's the way I was raised. And I do it not a lot, I give food to my neighbors when they need it, and I then I struggle to find out where I'm going to get food for myself later. But I always figure it out, because I know, if I have someone's back, they're going to have my back, as well. And Monty and Joe, I know you guys – I met you guys when you opened up the Pier Pub. If you guys let this go through I am going to be so disappointed in you, I'm not going to lie. Any of you – you should think about what you are doing to these people. I'll be fine, my family will be fine, because we will work as hard as we have to work. I am getting ready to go back to work. I'm not supposed to work, but I can't afford not to. I have had 3 jobs in the last year and had to quit for medical reasons because of my illnesses, and I have to watch my wife work and do the job I'm supposed to do as a man, and now I've got to wonder if we're going to survive, afford to have a roof of me and my children's heads. It's wrong. I know the city's wanted this area shut down for a long time, and I know some people call it the ghetto of Huron, however, if you all would go in there and actually go in there and talk to any of the residents, you will see what kind of people really live there. And I would like an answer to that question. Thank you. Mayor Tapp thanked Mr. Markin.

Bill Radjewski, 1406 Bayberry Court, Huron, OH. This is my person residence. I am speaking tonight on behalf of St. Vincent DePaul Society. It is based out of St. Peter's Church, 430 Main Street, and I am speaking for St. Vincent DePaul only, not for St. Peter's Church. St. Vincent DePaul Society has been in Huron since 1981. We assist people with immediate financial needs, emergency financial needs, in the community. We assist anywhere from 100-120 families/family groups annually, and there is a total of about 200 people within this organization that we help. We partner very often with Salvation Army over here, and other organizations or to help with expenses and such things. Our motto is that we assist people with – there is no act of charity foreign to us. We help with whatever they need. We repair their cars, their hot water tanks, their furnaces, their medicine, their food, their rent. We keep them in their houses. So, we are a national organization with at least 4500 chapters across the US. I am here to ask that, just do what's moral and ethically right. Just do what's right – take care of your residents, treat all of your residents equally, no matter where they live, whether they live at Oster's Trailer Park or Chaska, Huronia Beach, Beachwood, or wherever – treat them all fairly. And if you were in their shoes, how would you want to be treated if your home was going to be taken away from you. Give them the equitable and responsible response that they would need in doing so. I don't disagree with the legality of it, I'm sure that your Law Director has done a great job in determining everything that's there, and I have no question on that. But, I think in regards to it, I have great respect for the Great Lakes Initiative, I'm glad that you connected with them. I am personally involved with Serving Our Seniors – I do volunteer work there myself, and I have great respect for those other entities. However, as a charitable organization that helps people, we know that governmental entities are limited in what they do. There's bureaucracy and there's only so far that they can go, and they can't always get to the end game on it. We do that. The Salvation Army does it. The community does that. This has always been a caring and giving community. I remember when I first came here back in 1999. We found this community and we liked it because of all of the values that are here. That's the same reason why these people are here from Oster's. They are here for the same reason we are, it's a good community. I just ask that you treat them fairly – fair compensation. Whatever equity packages you work closely and appropriately. I know it will be difficult. There are people who have been there forever. It will be very difficult and it will be challenging, and if you are going to work with an agency, I have respect for the agencies, but I ask that this city own this process. Don't throw it over the

fence to another agency. You make sure that this is take care of appropriately and you deal with the people well. That's all I have to say. Mayor Tapp thanked Mr. Radjewski.

Lucinda King, 2015 Linden Dr. (Tearful) I'm sorry. We were shocked – I come home today to a paper in my gate. I found out yesterday that I am going to lose my home. I love my house. I rebuilt it. I was 25. I called Bob Day, I was looking at buying it, and he said he wouldn't sell me the trailer, and I asked him why. He said, you are a 25-year-old woman, and I have had full-grown men walk out of that place and not want to buy it. I own the only double-wide in the park. I rebuilt it, my dad helped, that was the only condition Bob Day would sell it to me, is if my dad would help me rebuild it. So we spent every day, every holiday, for 13 months, and I rebuilt the place that I love. This house, my mom and my sister and my niece and my nephew, and I understand it's not the neatest place when you first come into Huron – I do. I live in the third row, you know, so I pass everything on the way home over all the potholes – the potholes drive me nuts, as I come down the road, and I keep thinking to myself, I'm going to get pothole filler and I'm going to fill those in because the gravel keeps kicking out. We have a community. I love my neighbors that I have known for so long, and I understand as a city you guys have to do what you have to do. I don't worry, know, you talk about anxiousness – I don't have that. God's got it figured out. I have 2 dogs and I'm going to have a hard time finding somewhere to rent to me. They're not little pocket pups, you know, but they're the best thing in the world. I don't have kids. I have a good job, but I found a place that I loved and a place that I didn't have to live house-poor, and a place that I am proud to come home to every day. I come today, and as I got to the stoplight, tears in my eyes – they have done that a lot since last night – and it's going to look so different. My dad lives in Rye Beach, and I will probably cry every time I go through there to his house once this park is gone. I understand, I just want you guys to know how much we love where we live. Mayor Tapp thanked Ms. King.

Stacey Hartley, 310 Canterbury, Huron, OH. It's been a long time since I've been here, because I came when I was really disappointed with Council for not being open and transparent, and holding one another accountable. So, we as the taxpayers had to do that over a number of issues, and I thought everything was better because I supported the campaigns of many of you up here, because I believed in you. And here we are, with a lack of transparency, so tonight we have people here because one person took the courage to post this publicly and to alert other people. Otherwise, nobody would be here tonight. Nobody would know that this was on the agenda. This is not the way we do things. This is not how business gets done. This agreement was signed in January of this year. It's been 2 months. Where is the news? We were told that the reporter, when somebody reached out to him, he has the story – he has been told to sit on it, and it'll be out on Wednesday, after tonight. That is inexcusable. It's absolutely not okay. When I reached out this morning to the City Manager and to the Mayor to ask some questions – how many people were going to be displaced, what is the average that they're paying, what is the plan, what provisions were in place to find housing for these people. Matt, you and I were on the Commission for Firelands Forward. We were part of that housing study. You know exactly what the housing situation is here for home ownership, for rentals, at all price points. We know that we have all of that data. We know what this is. There is no place for people to go. The good news is, there are resources, like GLCAP, but this morning when I finally reached out to Monty because I didn't have an email back, and that's okay – you guys are busy, I understand – but I called Monty to ask him. He was unfamiliar with GLCAP, so I told him about it. He said he thought Matt was talking to somebody. Well, I can tell you at 4:30 this afternoon when I contacted the actual representative in Erie County on this, she knew nothing of it. So, I question how far in advance these accommodations were made, and the attempt to link resources – this takes time. This takes time for folks to figure out what is it going to take? What are their legal rights? How can

they be fairly compensated? These are their homes. Home ownership is the path wellness and accumulating wealth in this country. That is one of the traditions that we are founded on. And we are depriving people of their hard work and the money they put into their homes. So, we can't stand in the way of you doing this – you are going to do it if you want to do it. Think of the people. These are your voters, these are your taxpayers, these are homeowners, these are children in our schools, these are families. Think of them and give them the consideration and do everything you can to give them the time and a process of what needs to be done. Mayor Tapp thanked Ms. Hartley.

Shaun Bickley. My pronoun is he/him. I have been in Rye Beach for 55 years of my 58 years. Bravo to the city for standing up and taking care of this. You all know I've been in the newspaper over the years. This is a trash dump. This is violation after violation. We have water lines hidden in sewer lines to get up to some of these trailers. It's a joke, it's a farce, and I commend you guys greatly to get this, not the people, but these buildings and trash. I know everybody up there. I was the youngest paperboy on record. I had 117 people at 9 years old, and I delivered all of these newspapers to this trailer park. I have been there and I have seen this. We've got trees growing through trailers. We've got plastic over windows, we've got roofs falling in. I bring people to my house and I'm so freaking embarrassed – I've got to drive them down Rye Beach Road over the sand and dead end into Richland, and make a left, and the 4<sup>th</sup> house down is my home. Between the 2 addresses, 148 and 129, 55 years I have been dealing with this, and I commend you to make a stance, finally. It's an eyesore to our city, and all of these years I have been fighting this, I know that we're going to take care of these people. We are going to find them a place. We are going to give them some rent. We are going to pay for them to move, and when this happened, my stance approximately 7 years ago, I said, I will, free to the city, clean it all up. Take my company, Shepherd Shoreline – I go in there and demolish this at no cost to you. It will be done, and thank you. Mayor Tapp thanked Mr. Bickley.

Dr. Andrew DuFresne, 106 Columbus Avenue, Grand Force Beach. I just want to say that I fully support what you are doing. From a homeowner in that perspective, I don't agree with Shaun Bickley very often, but today I do. What I also want to say is that I am also worried about the people, but when he was over in Findlay (he just moved back to Huron), the City of Findlay did exactly the same thing that you are doing – what you decided to do. They relocated people, it took them 18 months. They cleaned out the trailer park. Perhaps a separate issue is that they have some drug issues going on there, but they did exactly the same thing and now there are some businesses there, and I believe that area is zoned business, as well. So, I think it's a good idea what you're doing, and I fully support it. Mayor Tapp thanked Mr. DuFresne.

### Old Business

#### **Resolution No. 82-2022 (AMENDED)**

**Motion by Mr. Dike that the three-reading rule be suspended and Amended Resolution No. 82-2022 (AN AMENDED RESOLUTION AUTHORIZING THE CITY MANAGER'S EXECUTION OF A VENDOR AGREEMENT WITH ED BURDUE & CO. LLC FOR ASBESTOS ABATEMENT, DEMOLITION AND GRADING SERVICES ON PROPERTY LOCATED AT 624 BERLIN RD., HURON, OHIO IN AN AMOUNT NOT TO EXCEED SEVENTY-FOUR THOUSAND AND 00/100 DOLLARS (\$74,000.00)) be placed on its first reading.**

The Mayor asked if there were any questions 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 motion to suspend the three-reading rule passed and Amended Resolution No. 82-2022 was placed upon its first reading. The Law Director read the Amended Resolution by its title only.

Mr. Hamilton explained that when the demolition was originally contracted, they were trying to see if the barn structure might have some historical value and may be structurally sound enough to do some updates to save it. As they started the reimagining process for that park, they did some deeper investigation on the barn and did some controlled demolition. They found more damage than they initially thought, and unfortunately, the best thing to do now is to tear it down. The thought of burning it down with the fire department as a training exercise, but it is too close to the railroad tracks to do so. This amended resolution will adjust the contract by \$12,000 to cover demolition of the barn structure and tear-out of concrete pads and footers, and then fill and regrade the site.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Amended Resolution No. 82-2022. Members of Council voted as follows:

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

There being more than a majority in favor of adoption, Amended Resolution No. 82-2022 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

### **New Business**

#### **Resolution No. 25-2023**

**Motion by Mr. Biddlecombe that the three-reading rule be suspended and Resolution No. 25-2023 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT ON BEHALF OF THE CITY OF HURON, OHIO, WITH THE HURON CHAMBER OF COMMERCE RELATIVE TO THEIR LAKE FRONT MARKET EVENT TO BE HELD AT LAKE FRONT PARK ON FRIDAY, JUNE 9<sup>th</sup>, 2023 and SATURDAY, JUNE 10<sup>th</sup>, 2023) be placed on its first reading.**

The Mayor asked if there were any questions 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 motion to suspend the three-reading rule passed and Resolution 25-2023 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Steinwart stated that this is the annual agreement with the Huron Chamber of Commerce to use Lake Front Park for a private event on Friday from 5-pm, and on Saturday it is an all-day event from 7am-9pm.

This event will include retail vendors, food vendors, live music, wine sampling and activities for children. They are requesting road closures as they have in the past, at Wall Street/Williams St. and Center St./Park St. For the past three years, the event has been well-attended, and there have been no issues or complaints received by their department. This agreement requires vendors to abide by all the City's Festival Regulations, and Council is also approving the Chamber obtaining a liquor permit for the wine sale.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Resolution No. 25-2023. Members of Council voted as follows:

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

There being more than a majority in favor of adoption, Resolution No. 25-2023 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Resolution No. 27-2023**

**Mr. Biddlecombe excused himself from the meeting due to a conflict of interest, and left Council Chambers at 7:04pm.**

**Motion by Mr. Artino that the three-reading rule be suspended and Resolution No. 27-2023 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT ON BEHALF OF THE CITY OF HURON, OHIO WITH HURON RIVER FEST, INC. TO HOLD ITS ANNUAL RIVER FEST EVENT IN THE CITY OF HURON, OHIO DURING THE PERIOD OF JULY 7, 2023 THROUGH JULY 9, 2023) be placed on its first reading.**

The Mayor asked if there were any questions 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 (6)  
**RECUSE:** Biddlecombe (1)  
**NAYS:** None (0)

There being five or more votes in favor, the motion to suspend the three-reading rule passed and Resolution 27-2023 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Steinwart explained that this is the annual agreement with the Huron River Fest for July 7/8/9. This will allow the use of City property – boat basin grounds and amphitheater grounds. They have also requested a street closure on Main St. from First Merit Bank on the south side going north to South Street. This is the same closure as in previous years, from 2pm on Thursday, July 6<sup>th</sup> through Monday, July 10<sup>th</sup> at 8:00am. Selfish plug – they are looking volunteers for this event, as most non-profits are – Treasurer, Vendor Liaison and Special Events Coordinator. Both of these events (River Fest and Lake Front Market) are really good community events, community pride, community celebrations, and they both increase economic influx into the community.



The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Resolution No. 27-2023. Members of Council voted as follows:

**YEAS:** Artino, Claus, Tapp, Dike, Grievess, Hagy (6)  
**RECUSE:** Biddlecombe (1)  
**NAYS:** None (0)

There being more than a majority in favor of adoption, Resolution No. 27-2023 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Mr. Biddlecombe returned to the meeting at 7:06pm.**

**Resolution No. 28-2023**

**Motion by Mr. Hagy that the three-reading rule be suspended and Resolution No. 28-2023 (A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE ERIE COUNTY TAX INCENTIVE REVIEW COUNCIL RELATING TO ENTERPRISE ZONE AGREEMENTS AND COMMUNITY REINVESTMENT AREA AGREEMENTS) be placed on its first reading.**

The Mayor asked if there were any questions 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, Grievess (7)  
**NAYS:** None (0)

There being five or more votes in favor, the motion to suspend the three-reading rule passed and Resolution 28-2023 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Laska stated that this is an annual review we undertake of all of our tax abatement agreements and tax incentive finance agreement from the City. They usually have to complete this review in early March, and ultimately bring those recommendations to Council in late March. The information will then be reported to the State of Ohio by the last day of March. The Tax Incentive Review Council met earlier this month. They reviewed 11 existing Community Reinvestment Area Agreements, 1 Enterprise Zone Agreement, and 3 Tax Incentive Financing Zones throughout the City. What they are looking for is that individuals and/or businesses are meeting the expectations and requirements from an investment standpoint, a job creation standpoint and a pick payroll standpoint. Based on the results of that meeting, the Tax Incentive Review Council is recommending the continuation of the only Enterprise Zone Agreement we have in the City, which is with Buckeye Sports. They are recommending continuing the 3 Tax Incentive Financing Districts throughout the City, and they are recommending continuation of 10 out of 11 of the Community Reinvestment Area Agreement that exist within the City. The Committee recommends discontinuing and terminating the agreement with MOCO Boutique, also known as Aldrich Boutique, LLC. They have had conversations with this company, and they are supportive of that tax abatement being terminated. They are asking for Council's consideration of approving the recommendations of the Tax Incentive Review Council.

Mr. Artino said that we should make a point to say that MOCO's tax abatement was revoked because they moved out of town. Mr. Lasko answered that they did have hopes of building their headquarters on that site, but they are reevaluating what they may do with that property, whether that's sell or do some other type of investment. They have moved their operations to the Avery Plaza outside of the City limits.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Resolution No. 28-2023. Members of Council voted as follows:

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

There being more than a majority in favor of adoption, Resolution No. 28-2023 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Resolution No. 29-2023**

**Motion by Mr. Grieves that the three-reading rule be suspended and Resolution No. 29-2023 (A RESOLUTION AFFIRMING THE CITY MANAGER'S EXECUTION OF A MASTER AGREEMENT WITH DYNEGY ENERGY SERVICES (EAST), LLC D/B/A DYNEGY ENERGY SERVICES, LLC TO PROVIDE ELECTRIC GENERATION SUPPLY AND RELATED SERVICES UNDER THE CITY'S ELECTRIC AGGREGATION PROGRAM) be placed on its first reading.**

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

There being five or more votes in favor, the motion to suspend the three-reading rule passed and Resolution 29-2023 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Hamilton explained that the City's last aggregation program expired in October of last year. With the energy prices being as high as they were, they opted not to re-aggregate at that time, as they believe the prices would be too high over the next year or two. They sat back and waited for Ohio Edison (First Energy) to go to auction to find out the price they were going to purchase their power at. Their power came in at \$0.102 per kWh. They knew that they could beat that price, so at the last Council meeting on March 14<sup>th</sup>, they asked for a motion allowing staff to go out and negotiate and sign a contract if they could get under \$0.070 per kWh. They ended up getting pricing at \$0.0682 per kWh, which is a good price for the next 2 years (24-month contract). If you figure out the difference between the projected price from First Energy and the aggregated price, it should come in right around \$455 saving per year, per household. Just to be clear, this is an opt-out program. They will be sharing information as it comes in closer to the start of the aggregation contract (July 1<sup>st</sup>). Every resident will be signed up automatically for this aggregation program. If you want to opt-out, you just reach out to Dynegy, and they will put you back on the First Energy rate. They will communicate this with all the residents via social media and another way they can this information out.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Resolution No. 29-2023. Members of Council voted as follows:

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

There being more than a majority in favor of adoption, Resolution No. 29-2023 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Ordinance No. 2023-6**

**Motion by Mr. Hagy that the three-reading rule be suspended and Ordinance No. 2023-6 (AN ORDINANCE AMENDING ORDINANCE NO. 2022-69, ADOPTED ON DECEMBER 27, 2022, TO PROVIDE FOR SUPPLEMENTAL APPROPRIATIONS FROM THE GENERAL FUND AND OTHER FUNDING SOURCES) be placed on its first reading.**

The Mayor asked if there were any questions 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 motion to suspend the three-reading rule passed and Ordinance No. 2023-6 was placed upon its first reading. The Law Director read the Ordinance by its title only.

Mr. Swaisgood stated that Ordinance No. 2023-6 is two appropriation measures related to the General Fund and Huron Public Power's Capital Fund. The first appropriation measure is necessary for the first payment for body-worn cameras as approved at a prior Council meeting. During the grant process last year, the City did not budget for the body-worn cameras, so when the grant was awarded and the contract was awarded, this appropriation became necessary to properly budget for the first payment for the purchase of the cameras in the amount of approximately \$38,000. Future appropriations will be set during the annual budget process for the next 5 years. If you will recall, approximately 86% of the costs for the cameras of the five years will be reimbursed to the City.

The second item is related to the remaining appropriations for the electric expansion efforts and purchase of the Warren Slag property. The purchase of the Warren Slag property was budgeted for 2022, but the payment was not made until 2023. That needs to be properly budgeted for the 2023 appropriations. The City is able to justify approximately \$50,000 of the land purchase out of the Huron Public Power Capital Fund since the City is expecting to move the service facility and other HPP expansion efforts on the site in future years.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Ordinance No. 2023-6. Members of Council voted as follows:

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

There being more than a majority in favor of adoption, Ordinance No. 2023-6 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Ordinance No. 2023-8**

**Motion by Mr. Tapp that the three-reading rule be suspended and Ordinance No. 2023-8 (AN ORDINANCE FULLY REPEALING SECTION 333.11 OF THE CODIFIED ORDINANCES (TEXTING WHILE DRIVING PROHIBITED) IN ITS ENTIRETY EFFECTIVE APRIL 4, 2023, AND ADOPTING A NEW SECTION 333.11 OF THE CODIFIED ORDINANCES (TEXTING WHILE DRIVING PROHIBITED) EFFECTIVE APRIL 4, 2023 UNDER CHAPTER 333 (OVI; WILLFUL MISCONDUCT; SPEED) OF THE CODIFIED ORDINANCES OF THE CITY OF HURON, AND DECLARING AN EMERGENCY) be placed on its first reading.**

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

There being five or more votes in favor, the motion to suspend the three-reading rule passed and Ordinance No. 2023-8 was placed upon its first reading. The Law Director read the Ordinance by its title only.

**Motion by Mr. Tapp to place Ordinance No. 2023-8 as an emergency measure.**

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

There being five or more votes in favor of the motion, Ordinance No. 2023-8 was placed as an emergency measure.

Chief Graham stated that adoption of this ordinance is to mirror the State law that is going into effect on April 3<sup>rd</sup> for hands-free texting while driving, and there will also be a 6-month grace period before actual citations can be issued, which will lead up to October 3<sup>rd</sup>. They will use that 6-month period as an educational period to educate the public on this, but this ordinance is just to mirror what the State law is going into effect on April 3<sup>rd</sup>, and so they have a City ordinance that is applicable to the State law.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Ordinance No. 2023-8. Members of Council voted as follows:

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

There being more than a majority in favor of adoption, Ordinance No. 2023-8 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

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

The City Manager spoke on several topics:

- **ConAgra Redevelopment** – At the last Planning Commission meeting in March, developers presented revised conceptual drawings, taking into consideration feedback received from the December Planning Commission meeting. These revised drawings included slight increases to the total residential unit count, increased off-street parking, a larger outdoor space for restaurant dining, and inclusion of taller and smaller townhouse units on the interior of the site to create diversification. There was great discussion and some minor changes were requested by the Commission and staff, and they are hoping to present a final conceptual plan for consideration at the April Planning Commission meeting. They are also in the process of finalizing a design proposal with OHM Advisors for design of the interior loop road and public utility construction. They hope to begin reviewing that proposal in the upcoming weeks.
- **Norfolk Southern Meeting** - They had a meeting with Solomon Jackson, who is the head of real estate for Norfolk Southern, on March 20<sup>th</sup>. They reviewed and talked through future plans with all of Norfolk Southern's holdings within the City. Long-term, the company desires, hopefully, to decommission the Norfolk Southern rail line along River Road leading in the Carmeuse property in order to partner with the City to make that a recreational amenity. As you can imagine, that is a long and arduous process, but that is where Norfolk Southern is, hopefully, leaning in terms of the long-term plan for that rail line. They also hope to meet with representatives from Carmeuse in April or May to determine long-term plans for that site. Any and all details from those meetings will be shared as soon as we have them.
- **Sawmill Parkway** – The contractors have re-mobilized for the calendar year. They are installing a temporary road just to the south of the parkway to keep traffic flowing and minimize congestion. Once this is complete, traffic will be routed over the temporary road, allowing them to reconstruct the roadway at the intersection of Sawmill Parkway and Rye Beach Road. Constructing this portion of the roadway all at once will minimize congestion on the road, and help offset that traffic congestion at the intersection. The contractor is simultaneously starting reconstruction at the east end of the parkway, as well.
- **Body-Worn Cameras/Tasers** – They have ordered the body cameras and tasers, and are hoping for delivery over the next couple of weeks, and starting to train our officers on that new equipment.
- **Main Street Steering Committee** – On March 22<sup>nd</sup>, the Steering Committee had its fourth meeting for the Main Street Corridor Plan. They reviewed final land use recommendations and initial recommendations for streetscape design and public space enhancements. They will be holding a joint Planning Commission and Council meeting on April 19<sup>th</sup>. Of course, the public is invited, as well, to review the presentation by OHM. They are hoping for a good turnout and spirited discussion to move toward finalizing a plan in May or June of this year. Once adopted, they will begin the process of seeking proposals to undertake detailed design and engineering for Main Street.
- **Finance Department** – They may have sent some of this out to Council already, but if not, they will get it out to Council as quickly as possible. House Bill 1 is a House priority bill to overhaul State

taxes, flattening the income tax and reducing the percentage of property values to which tax rates are applied. House Bill 1 will result in a negative impact on the City's property tax revenue and local government fund revenue, which is all General Fund revenue. The total net impact to the City is still unknown. The total net impact on property taxes is estimated to be a loss of just under \$50,000 in 2024. If the bill passes as written, most of the impact will be on the General Fund property tax revenue. The Fire Levy is expected to be unaffected by the bill, and they will keep Council updated as that moves forward.

- **First Quarter Water Bills** – Residents, if they haven't already, will be receiving their first quarter water bill in the next few days. This will be the first bill in which the new water rate is reflected, based on the increases approved in 2022. Customers should expect a 5% increase from the previous water bill. Notification of that rate change was included in the last water bills in 2022.
- **Water Department** – Related to the secondary intake, they did an RFQ to solicit design firms to begin negotiations on a design proposal. After scoring those responses, Kleinfelder (fka Poggemeyer) has been selected to negotiate the design and bidding services with the City. Once the agreement has been reached, this proposal will return to Council for consideration. They also, with Council's approval, successfully applied for grant monies from Congresswoman Kaptur's office totaling \$2 Million to, hopefully, offset a portion of the \$3 Million+ project, which would be coming from her Fiscal Year 2024 Community Project Funding Appropriations Request.
- **Huron City Schools School Resource Officer Agreement** – The Huron City Schools approved a new multi-year agreement for the School Resource Officer program. They still have to bring that agreement to Council and the Township. He wanted to thank the School District and their Board for the continuation of that valuable program.
- **Agreements** – As mentioned in keeping Council apprised of any agreements the administration may sign that don't come before Council, he noted that the City did enter into an agreement with Cooner Enterprise Ltd. to provide routine beach cleaning services at Nickel Plate Beach and/or Lake Front Beach and/or Huron Pier Beach for a period of 2 years at a cost not to exceed \$8,800.
- **Upcoming Meetings** – Records Commission on Thursday, March 30<sup>th</sup> at 9:00am in the main conference room; HJRD on Tuesday, April 4<sup>th</sup> at 6:30pm in Council Chambers; Utilities Committee on Wednesday, April 5<sup>th</sup> at 5:00pm in the main conference room; BZA on Monday, April 10<sup>th</sup> at 5:30pm in Council Chambers; they are asking for a Council Work Session on Tuesday, April 11<sup>th</sup> at 6:00pm in Council Chambers, to be followed at 6:30pm that same night with the regularly scheduled City Council meeting; as previously mentioned, they have a joint Planning Commission/Council work session on Wednesday, April 19<sup>th</sup> at 5:00pm in Council Chambers to review the recommendations from OHM as relates to the Main Street Corridor Plan; and the second City Council meeting on Tuesday, April 25<sup>th</sup> at 6:30pm in Council Chambers. City Hall will be closed at noon on Friday, April 7<sup>th</sup> in observance of Easter.

Mr. Hagy asked, regarding the Kaptur Community Funding it says "successful," does that mean successfully submitted the request, or got the money? Mr. Lasko answered that he wished it was the latter, but he meant successfully submitted the grant request.

### **Mayor's Discussion**

Mayor Tapp said:

First of all, I want to thank everybody that showed up tonight, I really appreciate all of the comments and everything. I want you to know that the Council doesn't take any of this lightly. Everything we make

decisions on, believe me, it is researched. I just want everybody to be aware that this not... the things we do, we do try to do our best. We are trying to do our best for the community. With that said, I would like to, Mr. Markin, at some point, can you give your phone number to Ms. Welkener? So that I can get in contact with you and keep you updated? Again, I just want to thank everyone that came out – I appreciate it. I truly do, both sides, and I like it when people come out and give us their comments and opinions and let us know. Thank you again for attending.

There is going to be an executive session, but before that, we are going to have For the Good of the Order.

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

**William Biddlecombe** – I would like to, again, thank everyone for coming. I appreciate when everyone shows up at the meetings. I wish that we had this kind of crowd for every meeting. I would like to also thank our staff for their continued hard work. I would like to wish our residents, staff, visitors and fellow councilmen a Happy Easter, Passover and Ramadan. I would like to thank everyone from the community that attended Chief Graham's swearing-in ceremony on Saturday – congratulations. Takeaways from the March School Board meeting – as Mr. Lasko pointed out earlier, the School Resource Officer Program was approved again. Treasurer DeMarco gave a financial presentation and indicated that the school would also lose funding if House Bill 1 passes, and that the appraisal for Shawnee came back at \$1.59 Million. April's large item garbage day is scheduled for Monday the 3<sup>rd</sup>. I would like to congratulate Mia Hearst, Special Mention All-Ohio Team Basketball Division III, and Dillon Hohler, Third-Team All-Ohio Basketball Division III. There's a Dine-to-Donate tonight for the Huron PTO at Domino's, and home games coming up: Varsity Baseball – April 8<sup>th</sup> and 10<sup>th</sup>; Girls Softball – March 29<sup>th</sup> and April 10<sup>th</sup>; Track is on April 4<sup>th</sup>, and Boys Tennis on April 6<sup>th</sup>. Please come out and support all of our student athletes, and Go Tigers!

**Sam Artino** – I would like to thank everyone for coming out. In my 72 years, I had to make one of the toughest decisions of my life – that was to put my mother into long-term healthcare. In my 18 years on Council, this is the toughest decision I have ever made. I promise you, if this passes, I will be here day and night, and I ask Mr. Mayor to give me the opportunity to stay close to this process to not let anybody get left out in the cold. Thank you.

**Mark Claus** – Thank you, citizens, again. I want to repeat – it's great that everybody comes out and gives their input and feedback; we really appreciate it. I am just going to say that I am committed as one Council member to us being engaged in this process, and providing as much support and help to the residents as much as we can. As others have stated, there has been several years of numerous health and safety violations, property maintenance code violations – things that are just unsafe to the citizens. We are committed to being engaged in the process, and helping people get fairly treated in this process.

**Joel Hagy** – Nothing.

**Joe Dike** – Thank you, everyone, for coming and providing positive and negative feedback. Also, thank you for everyone that has a concern for those individuals. You know, since I've been here, that has been a hot topic as far as the Oster Mobile Park, and there are people and individuals that want to see that cleaned up, and I can remember when, I think, the Ohio Mobile Home Commission, really tied our hands – for the Building Department and from other entities that would not allow you to go in there and try and fix and help and do anything. So, I see both side of this. We are going to be discussing this, and I want to learn

more based off of some comments that I heard tonight. You know, I am going to be empathetic, as Monty said, to everyone on both sides of... I am in agreeance, that's one thing that I would like to see, I want to see it cleaned up. I think there's opportunities there to appease both sides, and I think, um, we can all do that by communication, and I know I'm going to do the right thing sitting here as one Council member. Thank you, again, for coming. That's all I have.

**Matt Grieves – Nothing.**

#### **Executive Session**

**Motion by Mr. Claus to move into executive session to discuss acquisition of real property for public use, and to invite Mr. Lasko and Mr. Schrader, and there will be action taken after this executive session.**

Mr. Claus apologized for this being at the end of the meeting. City Council members need a chance to confer with legal counsel and/or the City Manager before making this decision.

Mayor Tapp asked if there were any questions 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 of the motion, Council moved into executive session at 7:32pm.

#### **Return to Regular Session**

Council returned to regular session at 7:55pm.

#### **New Business (Cont.)**

##### **Ordinance No. 2023-7**

**Motion by Mr. Artino that the three-reading rule be suspended and Ordinance No. 2023-7 (AN ORDINANCE RATIFYING THE CITY MANAGER'S EXECUTION OF AN AGREEMENT TO PURCHASE APPROXIMATELY 2.23 ACRES OF REAL PROPERTY LOCATED ADJACENT TO CLEVELAND ROAD, WEST, IN HURON, OHIO, AND BEING ALL OF ERIE COUNTY, OHIO PERMANENT PARCEL NUMBER 43-00322.000, 43-00600.000, 43-00319.000, 43-00318.000, 43-00317.000, 43-00320.000 and 43-00321.000 IN THE AMOUNT OF NINE HUNDRED AND 00/100 DOLLARS (\$900,000.00), AND DECLARING AN EMERGENCY) be placed on its first reading.**

The Mayor asked if there were any questions 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 motion to suspend the three-reading rule passed and Ordinance No. 2023-7 was placed upon its first reading. The Law Director read the Ordinance by its title only.



**Motion by Mr. Artino to place Ordinance No. 2023-7 as an emergency measure.**

The Mayor asked if there were any questions 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 of the motion, Ordinance No. 2023-7 was placed as an emergency measure.

Mr. Lasko started with going through the details of the transaction itself, and will then have a few additional thoughts. He didn't want to just regurgitate his introductory, but more the terms/detail of transaction. As the Law Director mentioned, they are looking and considering the purchase of 7 parcels, all part of what is called Oster's Mobile Home Park. The site is just over 2 acres in size, and the purchase would be for \$900,000. As part of that transaction, the City put \$25,000 in an escrow account in January. If this agreement is approved this evening, \$425,000 would go into escrow within 5 days, and the balance of the escrow dollars would not go in until the park was fully vacated and everyone relocated. He did want to mention that there has been some concern or commentary that there are taxpayer dollars going into the purchase of this property, which concerns some people. He wanted to clarify that it is a single taxpayer's dollars that are going into the purchase of this property. This is being paid for through proceeds of the Sawmill Creek Resort TIF, in which Sawmill Creek Resort LLC is the only entity paying into that. He wanted to make that clarification that this is not general taxpayer dollars going into this proposed purchase. A couple of other relevant items to the agreement - and he does want to stress and he means it - this agreement doesn't require the earliest relocation for at least 240 days. Now, the Sellers certainly do retain the rights to do it sooner, but the City is completely fine with, and agreeable to, them taking as long as they want, understanding how hard the process may be for some folks that have particular needs with their housing considerations. With that in mind, he understands that we would not be here having this conversation if the City were not being the one initiating the purchase. So, he is not proposing to sit here and pat themselves on the back that they are willing to help financially, because he understands that they are not having this conversation without the City being the purchaser. He thinks it is his commitment, and his hope that is also Council's commitment, that they would do everything in their power for these individuals if this purchase agreement is passed. To address some of the questions, he believes Ms. Hartley had some questions specifically about some of the social service agencies they have reached out to or not reached out to. He has no doubt that there are multiple agencies that exist that they haven't come in contact with, yet, that may be able to help, and some that may not. He thinks they have done a good job of starting those conversations to find as many people that can come to the table, as possible. They will be happy to, as best as they can, take a more active role versus just saying, "Go to that agency." He thinks that is important, and he does want to stress that. He agrees, too, that there is a negative element in some parts of that property, but they also know that there are good people and they want to make sure that they are taking care of them as best as they can. Ultimately, there are challenges with their ability to improve those properties, whether that's economically with people who already live there, or some of the constraints they have with the Ohio Industrial Retail Commission because they are mobile trailers. He truly views this, on some level, as a last resort, and there are going to be some that agree with that and disagree with that, but this is truly the recommendation of the administration, and they will do everything in their power... I believe it was a question from the gentleman... about those that

own the deeds to their trailers. The part he wants to mention, and what he can say for the City's perspective without getting into legalities of it, is they understand that, and they will do everything they can, even if that does mean a trailer can't move or that another trailer park won't take it. They understand that the possibility may arise where the trailer has to sit at that site, and that person has to turn over their deed. They will do whatever they can to make it right with that individual property owner. What he will defer to our Law Director, are the actual legalities of that ownership structure.

Mr. Schrader said that he looked into this a little bit. He wants to be careful – he is not here to render legal advice to any resident. He represents the City and is not here to presuppose how the Seller should handle their affairs, but depending on how the situation unfolds, if somebody voluntarily leaves, whether those units can be moved – those are an asset of each individual unit owner as a titled asset. Is the Seller going to pay remuneration? Is there some compensation that's going to be paid? What are the conditions of the units – do they have value? Those are all questions that the Seller is going to have to address. If there were any contested situations, one of the challenges is (it is his understanding, and he has not seen any leases) that these are largely 30-day arrangements/30-day tenancies. (Comments were made from the audience about rent-to-own). The Law Director said he is talking about the lease of the property, those are month-to-month tenancies. They may not be, so please forgive him if he has that in error, but then landowner is permitted to give a 30-day notice to say that that type tenancy is up. In working with Seller's counsel, he can tell you that great care was taken to ensure maximum time. Whether the Seller uses it is their decision, but the City wanted to ensure that. In most commercial transactions, once you get to a point, the Buyer wants to take down the property in 30 or 60 days, and that's not the position of the City, and if you read the agreement yourself, that should bear out. As to the question regarding the units and their values – that is something that is going to have to be taken up with the Seller. I think there's a lot of questions of condition, etc. – he's not their counsel – but he questions whether they have value or what their obligations are to pay remuneration.

An audience member asked, "So you're saying Bob Day is going to throw them out in 30 days, and he has that option? And they have no funds coming to them, that's what you're saying?" Mr. Lasko answered, "I am actually saying completely counter to that, which is that the City will financially contribute, either directly or through organizational partners if this is approved this evening. I do think it's relevant to mention although I am speculating on what would happen, we do know that this mobile home park was being considered for sale, and there's a lot of stories out there publicly where properties are being sold and people are jacking up the rents, and people are having to relocate, anyways. I am speculating what that Buyer would have done, if not the City, but we are trying to do everything we can as the potential Buyer, but I do worry what worse risk would exist out there if some other purchaser came in and wouldn't financially contribute or would want the property vacated in 30 days. Again, I am speculating on what they would require, but that is a reality that we know the property owner and their trustees were actively looking to sell and I do think that is a relevant piece of information. With that, I am happy to answer any questions from Council."

Mayor Tapp asked if Council had any questions for Mr. Lasko or Mr. Schrader. He asked if there were any questions from Council.

Mr. Artino, once again, wanted to make sure that everybody knows that this is not a decision that is easy for any of them. This has been a discussion for – he has been on Council for 18 years and it has been a topic of discussion for probably most of that time. There are times when Council and previous staffs did

as much as they could based on the law and the ordinances that were available to them. It's never going to be a good time, never, and this not a decision that was taken lightly. I think, as Mr. Lasko said earlier, if it is decided, it is a last resort. Personally, he agrees with Mr. Lasko and thinks that had it been sold to someone else, we don't know if they'd be worse than Mr. Day. That's all he wanted to say.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Ordinance No. 2023-7. Members of Council voted as follows:

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

**NAYS: None (0)**

There being more than a majority in favor of adoption, Ordinance No. 2023-7 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

#### **Adjournment**

**Motion by Mr. Biddlecombe to adjourn the regular meeting of Council.**


The Mayor asked if there were any questions 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 a majority in favor of the motion, the regular Council meeting of March 28, 2023 was adjourned at 8:07pm.

Adopted: 25 APR 2023

  
Terri S. Welkener, Clerk of Council