

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Regular Meeting Tuesday, October 22, 2024 at 6:30pm**

**Call to Order**

The Mayor called to order the regular Council meeting of October 22, 2024 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. Members in Attendance: **William Biddlecombe, Mark Claus, Monty Tapp, Joe Dike, Matt Grieves, and Joel Hagy**. Member absent: **Sam Artino**.

**Motion by Mr. Claus to excuse Mr. Artino's absence from the meeting.**

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: Claus, Tapp, Dike, Grieves, Hagy, Biddlecombe (6)**  
**NAYS: None (0)**

There being a majority in favor, the motion passed and Mr. Artino's absence was excused.

Staff in attendance: City Manager Matt Lasko, Law Director Todd Schrader, Service Director Stuart Hamilton, Police Chief Terry Graham, Parks & Recreation Operations Manager Doug Steinwart, Finance Director Ed Widman and Jen Kilbury, Acting Clerk of Council.

**Approval of Minutes**

None.

**Presentation**

**Affordable Housing Forum - Sue Daugherty – Serving Our Seniors**

Ms. Daugherty said that she was appearing before Council to convey the recommendations that came out of their Housing Forum of August 15, 2024, and asked the City to Huron to consider what it could do to bring about more affordable housing for older adults. She asked the City to review its ordinances to see if there are barriers that would restrict the construction of a small home (500-600sf), such as a mother-in-law suite. Would the City consider waiving permit fees or donating City-owned property? She is going to all communities to see what they can contribute toward the development of small, affordable housing.

Council asked several questions, and Mr. Lasko explained that when developers of affordable housing come knocking, the City would need to be ready, e.g., barriers to building this type of housing have already been removed.

**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.

None.

**Tabled Legislation****Ordinance No. 2024-24 (TABLED)**

Motion by Mr. Claus that the three-reading rule be waived, and Ordinance No. 2024-24 (AN ORDINANCE AMENDING SECTIONS 185.01, 185.03, 185.04 AND 185.06 OF THE CODIFIED ORDINANCES OF THE CITY OF HURON, OHIO, TO PROVIDE FOR THE LEVY OF AN ADDITIONAL SEVENTY-FIVE ONE-HUNDREDTHS PERCENT (0.75%) INCOME TAX BEGINNING JANUARY 1, 2025, AND PROVIDING A CREDIT UP TO 1.75% FOR INCOME TAX PAID TO OTHER MUNICIPALITIES; AND DECLARING AN EMERGENCY) be placed on its first reading.

**Old Business**

None.

**New Business****Resolution No. 77-2024**

Motion by Mr. Grieves that the three-reading rule be waived and Resolution No. 77-2024 (A RESOLUTION AUTHORIZING THE EXPENDITURE OF AN AMOUNT NOT TO EXCEED FIFTY-ONE THOUSAND FOUR HUNDRED TWENTY AND 00/100 DOLLARS (\$51,420.00) FOR ROCK SALT PURCHASED THROUGH AN AGREEMENT BETWEEN MORTON SALT, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY FOR THE PURPOSE OF FURNISHING BULK DEICING ROCK SALT TO THE CITY OF HURON AND VARIOUS OTHER POLITICAL SUBDIVISIONS THROUGHOUT ERIE COUNTY DURING THE 2025 CALENDAR YEAR) 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, Claus, Tapp, Dike (6)

**NAYS:** None (0)

There being a majority in favor, the motion passed and Resolution No. 77-2024 was placed upon its first reading. The Law Director read the Ordinance by its title only.

Mr. Hamilton explained that this is the yearly rock salt purchase. They went through Erie County to make the most of the bulk purchasing power they have. The bid was opened and returned a price of \$51.42/ton. The City is allocated 1,000 tons of rock salt each year. In 2024, the City budgeted \$65,000, but year-to-date they have spent only \$7,200 due to the mild winters. Because the City is allocated that 1,000 tons, the ask to purchase the entire 1,000 tons doesn't mean they are going to use it. The pricing is \$6/ton over last year's salt cost. The salt is not actually received, it is just on the books.

The Mayor asked if there were further questions. There being none, the Mayor directed the Clerk to call the roll on final adoption of Resolution No. 77-2024. Members of Council voted as follows:

**YEAS:               Grieves, Hagy, Biddlecombe, Claus, Tapp, Dike (6)**

**NAYS:             None (0)**

There being more than a majority in favor of adoption, Resolution No. 77-2024 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Ordinance No. 2024-44**

**Motion by Mr. Hagy that the three-reading rule be waived and Ordinance No. 2024-44 (AN ORDINANCE AMENDING ORDINANCE NO. 2023-49, ADOPTED ON DECEMBER 12, 2023, TO PROVIDE FOR SUPPLEMENTAL APPROPRIATIONS FROM THE GENERAL FUND AND OTHER FUNDING SOURCES) 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, Claus, Tapp, Dike, Grieves (6)**

**NAYS:             None (0)**

There being a majority in favor, the motion passed and Ordinance No. 2024-44 was placed upon its first reading. The Law Director read the Ordinance by its title only.

Mr. Widman stated that this legislation calls for supplement appropriations. One is for the Fire Department's purchase of turnout gear previously authorized (grant involved). They are being optimistic that they are going to be able to find a way to take advantage of all of the grant funds available. The total expenditure is \$142,300. The second item is the seawall project with KS & Associates, which has already been authorized by Council through contract. This is a development area where we don't want to hold up the works, so they are going to go ahead and pass the budget for that amount to have a purchase order on the books.

Mr. Hagy asked if the second appropriation is the moving of the money from the General Fund to the Capital Improvement Fund. Mr. Widman answered that their plan is to finance the improvements for the project. They will probably be approaching Council is a note issue before the end of the year. If the project moves rapidly and they need to have funds, there is a procedure where the City can advance the funds from current resources, and then be reimbursed at a later date. This ordinance is not yet moving money. This is only for the design at this time - \$418,500.

The Mayor asked if there were further questions. There being none, the Mayor directed the Clerk to call the roll on final adoption of Ordinance No. 2024-44. Members of Council voted as follows:

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

**NAYS:             None (0)**

There being a majority in favor of adoption, Ordinance No. 2024-44 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** – We have sent the Letter of Intent to the development partners who are reviewing that document. The Law Department and myself have gone over a few versions of the Development Agreement, and I received those final versions back from the Law Director, which I will review this week and send to the development team, as well. They have also finished the first draft of the Purchase Agreement, which we hope to send out, as well, in the next couple days.

**Curb Replacement** – The full curb replacement has commenced on Valley View, Forest Hills and Hickory. I was just there, before the meeting, and it looks fantastic. They will come back shortly and do the second finish course of the asphalt, and then we will jump into punch list items. I am glad we were able to do that on behalf of the neighborhood. It really does look great.

**802 Williams Street** – I mentioned at the last meeting an opportunity for the City to potentially secure the donation of a nuisance property at 802 Williams Street. This is the property just north of RPM south of the train tracks. At the time of the last meeting, we were in conversations with the Erie County Land Reutilization Corporation about a potential grant to offset the cost of demolition. We are in receipt of a Memorandum of Understanding, which will ultimately need to be legislated by Council, that commits \$20,000 toward the cost of demolition. We anticipate the City to first undertake an asbestos survey to make sure that \$20,000 is sufficient before we would recommend donation of the property to City Council. We will start moving forward on that asbestos survey in the next couple of weeks.

**Income Tax Information Meetings** – We have commenced our second round of income tax informational sessions. We have held 2 meetings thus far, and have 2 additional meetings before the election, with the third one being tomorrow at 6pm at the Boat Basin. We will also be hosted by the Library as part of a podcast on October 29<sup>th</sup> to talk about the income tax ballot measure, and then finally, the Library will be hosting myself and the community at 10am-12pm on Saturday, November 2<sup>nd</sup> for a Coffee and Conversation not just to talk about the income tax measure, but any other matters of concern or interest to our local stakeholders. As required by Ohio Revised Code, we sent out mailers to all property owners regarding the ballot measures (both the income tax measure and the three Charter amendments) providing descriptions of what is being proposed.

**2025 Budget** – We are in the process and have started work on the budget departmentally. We have met with all departments and held our first Finance Committee Budget Meeting last night, which involved Economic Development, Planning & Zoning and Parks & Recreation. Our next meeting is set for Monday at 4pm, which will include Electric, Water and Streets.

**September Financial Report** – There is a link to the September Financial Report in the Manager's Report. I want to note that we are 6.9% lower than last year in our income tax receipts. Fortunately, our General Fund balance remains strong partly due to interest earning around \$350,000 compared to \$290,000 last year. We have asked departments to slow down or delay certain purchases that are aren't absolutely

necessary. We will continue to monitor those income tax receipts throughout the calendar year. Again, our General Fund balance is \$2.1 Million, which is 33% of expenditures. Typically, you like between 15-25%. The balance remains strong, although we will have a 4<sup>th</sup> quarter transfer that will drop that balance in December.

Bargaining Units – We have met with all 4 bargaining units relating to their negotiations for their contracts for the period of 2025-2027. We will continue to meet with them throughout October and November.

Upcoming Meetings –

Safety Committee – October 23, 2024 at 4:15pm in the large conference room  
Income Tax Public Meeting – October 23, 2024 at 6pm at the Huron Boat Basin  
HJRD – October 23, 2024 at 6pm at the Huron Township Hall  
Finance Committee Budget Meeting – October 28, 2024 at 4pm in Council Chambers  
Scott Cemetery Board – October 28, 2024 at 5pm at Huron Township Hall  
Final Income Tax Public Meetings – October 29, 2024 at 6:30pm at the Library

Reminder: Trick-or-Treat is on Thursday, October 31<sup>st</sup> at 5pm.

I wanted to share an email I got from the Police Chief – it certainly benefits us to let him go play golf once a year. We received a donation of \$1,500 from Family Health Services through their Family Health Services Charity Golf Tournament. We are very appreciative of their support of our law enforcement and the City. Thank you, again, to Family Health Services.

That concludes my remarks and I am happy to answer any questions.

Mr. Dike asked if there is any reason for the 6.9% reduction in income tax receipts. Mr. Lasko answered that he has a couple thoughts on that. 2023 was a very high year for the City, the highest ever. That was partly due to contractors still working at the Ardagh facility. Secondly, there was an individual that was very high in their tax liability to the City. As we are finding out, that was an odd year that we probably shouldn't have banked on repeating. If you go back to 2022, which is probably the most likely baseline, we are actually up \$75,000. We just had some very unique one-off receipts in 2023 that we probably should have known weren't going to be regular. We are down, but compared to 2 years, we are up.

Mr. Hagy asked about the \$20,000 ECLRC – is that enough to do the demolition? Mr. Lasko answered that they won't know until they get multiple bids. Did have a contractor walk the property and it came in under \$20,000, however, that's assuming no asbestos will need to be removed. That is while they are recommending to have the survey done, regardless, which can be reimbursed by the grant funds. An option is there is still \$14,000 in unappropriated American Rescue Plan dollars that can be used if the demolition came in higher than \$20,000. They won't bring a donation agreement to Council unless they know 100% the cost of the demolition and where it is being paid from.

Mr. Hagy asked about Deerwood and Buckeye – has the Safety Committee had a chance to look at that? Mayor Tapp answered that that issue on the agenda for tomorrow's meeting of the Safety Committee.

**Mayor's Discussion**

Mayor Tapp said:

I keep getting asked when ConAgra is going to get going. It is a process and I asked staff, and it is always slower than I want it to go. It is moving along, it is in the works. As of right now, I will say it is moving forward. There are a lot of things between now and then that have to be taken care of.

We are in budget discussions with the Finance Committee. This is an end of the year thing we have to get taken care of, and I appreciate the Finance Committee, Mr. Widman, Mr. Lasko and Mr. Hamilton.

A business owner approached him about the Main Street Project to say how happy he was and how well it went. He has never seen a City take care of everything, and he was super appreciative. I wanted to pass that on.

I want to thank Mrs. Daugherty for coming in to give her presentation – that is definitely something we can discuss. Things are rough all the way around and I feel for these people. I hope there is something we can do or help with in one way or another.

**For the Good of the Order**

**Mark Claus** – I would like to say we have 3 weeks until our next meeting, and there will be an election before we meet again. We've got a lot of important things on the ballot. If anybody has any questions, please come to one of the open sessions, call and speak to the City Manager, or talk to one of your Councilmembers. The Charter amendment items are a little confusing, especially the way they are presented on the ballot. There was a good article in the Sandusky article yesterday that explained them pretty well – you could refer people there. It's really important for the City to be able to move forward. Let's get out and vote.

**Joe Dike** – Nothing.

**Matt Grieves** – No, sir, I have nothing.

**Joel Hagy** – No sir, I have nothing for the good of the order.

**William Biddlecombe** – Thanks, staff, for all of your hard work. There wasn't much to report from last night's School Board meeting. Most of the discussion last night was on why they don't have the weighted GPA's any more. There is a Dine to Donate today at Domino's supporting the Huron PTO. The Scott Cemetery Board meeting is on Monday at 5pm at Huron Township Hall. The next large item garbage day will be on Monday, November 4<sup>th</sup>. Trick-or-Treat is on October 31<sup>st</sup> at 5pm. Huron Heights is on October 31<sup>st</sup> from 6-9pm, Eagle Crest is on October 26<sup>th</sup> from 6-8pm, and Huron Green is on October 27<sup>th</sup> from 5-7pm.

The volleyball team is playing in the District Semifinals tonight against Galion. The winner will move on to play either Edison or Willard in the District Final on Thursday.

Both cross country teams were SBC champions this year. The girls were District Champions, and the boys were District Runners-Up, and they will both compete in Regionals on Saturday.

Unfortunately, the Tigers Football Team lost two close games against Vermilion and Clyde. This week, they will return home for Senior Night in the last game of the regular season against Edison on Friday, October 25<sup>th</sup> at pm. All signs are looking good that we will have a home game in Round 1 of the playoffs on November 1<sup>st</sup> at 7pm.

Please come out and support our local events, programs and student athletes, and GO TIGERS!

**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, Claus, Tapp, Dike, Grieves, Hagy (6)**

**NAYS: None (0)**

There being a majority in favor of the motion, the regular Council meeting of October 22, 2024, was adjourned at 7:03pm.

Adopted: \_\_\_\_\_

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Terri S. Welkener, Clerk of Council

*(minutes prepared from audio recording)*