

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Regular Meeting Tuesday, November 26, 2024 at 6:30pm**

**Call to Order**

The Mayor called to order the regular Council meeting of November 26, 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. The following members of Council answered present: **William Biddlecombe, Sam Artino, Mark Claus, Monty Tapp, Matt Grieves and Joel Hagy.**

**Motion by Mark Claus to excuse Mr. Dike'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, Grieves, Hagy, Biddlecombe, Artino (6)**

**NAYS: None (0)**

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

Staff in attendance: City Manager Matt Lasko, Assistant Law Director Gary Ebert, Service Director Stuart Hamilton, Police Chief Terry Graham, Fire Captain Mike Hohler, Parks & Recreation Operations Manager Doug Steinwart, Finance Director Ed Widman and Terri Welkener, Clerk of Council.

**Approval of Minutes**

None.

**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.

**Old Business**

**Ordinance No. 2024-45 (second reading)**

**Motion by Mr. Biddlecombe that Ordinance No. 2024-45 (AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 305.01, TRAFFIC CONTROL MAP, AND CODIFIED ORDINANCE SECTION 305.02, TRAFFIC CONTROL FILE, REGARDING NO RIGHT TURN 7AM – 8AM AND 2PM – 4PM ON MAPLE AVE FROM LAKE ERIE PARKWAY; AND NO PARKING, STOPPING OR STANDING ON BOTH SIDES OF MAPLE AVE ANYTIME BETWEEN BUCKEYE ROAD AND DEERWOOD ROAD , AND ON THE WEST SIDE OF OHIO**

**STREET BETWEEN MCCORMICK TO CLEVELAND ROAD WEST, AND ON JIM CAMPBELL BLVD., FROM THE GYM ACCESS ROAD TO THE HANDICAPPED PARKING AREA WITHIN THE CITY OF HURON, OHIO) be placed on its second 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, Grieves, Hagy (6)**  
**NAYS: None (0)**

There being a majority in favor, the motion passed and Ordinance No. 2024-45 was placed upon its second reading. The Assistant Law Director read the Ordinance by its title only.

Chief Graham explained that in addition to the addition of the No Right Turn from 7-8am and 2-4pm at the stop sign on Maple Ave., the areas that are currently No Parking at Any Time will be changed to No Parking, Stopping or Standing at Any Time in the areas both east and westbound on Maple between Buckeye and Deerwood, and would also include Ohio Street southbound from Cleveland Road West up to McCormick, and would also include at the High School from the gymnasium access road up to the curb by the handicap parking. This is to address some issues where they have some parents that are stopping in this area with the car in drive and their foot on the brake, and arguing semantics on whether they are parked, or not. This should address that issue to allow them to legally move those people because they are causing traffic problems.

They also put the solar speed limit signs on Buckeye and Deerwood to not only give people a friendly reminder of how fast they are traveling, but also for them to get some real data as to how many cars are going through, the low speed, the high speed, etc., to give them more of a measurement to determine if there really is an issue in that area.

Mr. Claus asked if the solar signs can actually count cars. Chief Graham answered that it gives them a total number of cars, as well as median, low and high speeds. Mr. Hagy said that the signs add the Hawthorne effect – you’ve got a sign showing you your speed, so people are going to back it off a little. He doesn’t know that it would be representative of what happens when the sign isn’t there. Chief Graham said that it gives them a little more of a realistic capture of data. If they have a police car parked there, it has almost the same effect. Mr. Hagy said is amazed that we are not allowed to lower the speed limit.

Mayor Tapp asked if there were any further questions. There were none.

**Ordinance No. 2024-47 (second reading)**

**Motion by Mr. Artino that Ordinance 2024-47 (AN ORDINANCE AMENDING AND REPLACING SECTION 1137.03 (YARD MODIFICATIONS) OF THE HURON CODIFIED ORDINANCES AND AMENDING AND RESTATING CHAPTER 1123 (RESIDENCE DISTRICTS) TO ADD RELATED CROSS REFERENCES) be placed on its second 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, Grieves, Hagy, Biddlecombe (6)  
**NAYS:** None (0)

There being a majority in favor, the motion passed and Ordinance No. 2024-47 was placed upon its second reading. The Assistant Law Director read the Ordinance by its title only.

Attorney Waters explained that this amendment to Section 1137.03 is the first paragraph of subsection (a). This replaces some of the previous language, which is quite confusing and difficult to interpret. The other code section modifications in Chapter 1123 are cross-references to this section. This section creates modifications for the front yard depth. The front yard depth for any particular structure in this residential district will be equal to the two adjacent structures. That modification will be made if the structure in question is not equal to the minimum front yard depth. The minimum is 10' and the maximum is 50' for the front yard setback. There are other guidelines if there is a vacant lot next to the subject property.

Mr. Lasko said they are not changing the intent, they are clarifying the language and adding cross-references in the residential sections. If you didn't know about this paragraph, you would never know to cross-reference and find it.

The Mayor asked if there were any additional questions. There were none.

#### **New Business**

##### **Ordinance No. 2024-51**

**Motion by Mr. Hagy that the three-reading rule be waived and Ordinance 2024-51 (AN ORDINANCE PROVIDING FOR THE TERMINATION OF A TAX INCREMENT FINANCING EXEMPTION PREVIOUSLY AUTHORIZED BY THIS COUNCIL BY AMENDING ORDINANCE NO. 2011-33 APPROVED ON NOVEMBER 8, 2011 UNDER THE AUTHORITY OF OHIO REVISED CODE SECTION 5709.40(B); DECLARING A CERTAIN PARCEL OF REAL PROPERTY TO BE A NONPERFORMING PARCEL PURSUANT TO OHIO REVISED CODE SECTION 5709.40(A)(9); APPROVING RELATED MATTERS 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:** Hagy, Biddlecombe, Artino, Claus, Tapp, Grieves (6)  
**NAYS:** None (0)

There being five or more votes in favor, the motion passed and Ordinance No. 2024-51 was placed upon its first reading. The Assistant Law Director read the Ordinance by its title only.

##### **Motion by Mr. Hagy to place Ordinance No. 2024-51 as an emergency measure.**

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

There being five or more votes in favor of the motion, the motion passed and Ordinance No. 2024-51 was placed as an emergency measure.

Mr. Lasko stated that Council will start seeing several ConAgra-related pieces of legislation popping up on the agenda throughout the next couple of weeks and months. This is the first of many. The former ConAgra parcel is already in a Tax Increment Financing (TIF) District that was created in 2011. Unfortunately, the 2011 TIF does not allow "For Sale" residential, so what they need to do first is to remove the former ConAgra parcel from the existing TIF, and then they will bring back a piece of legislation to put it into the new TIF. This removes the parcel from the 2011 TIF as nonperforming, and they will follow with subsequent legislation to put it into the new TIF that allows "For Sale" residential development.

Mr. Hagy asked if this will create an interim period where there is no TIF on that property. Mr. Lasko confirmed this would be the case. The City is using Bricker & Eckler out of Columbus, which is one of the foremost law firms in economic development/tax increment financing. It is totally fine to not be in a TIF. What does have to happen is it needs to be placed in an TIF District prior to construction starting. That's the only timeline we would need to be cognizant of. The City is protected by being the property owner.

The Mayor asked if there were further questions. There being none, the Mayor directed the Clerk to call the roll on final adoption. Members of Council voted as follows:

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

There being a majority in favor, Ordinance No. 2024-51 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Ordinance No. 2024-52**

**Motion by Mr. Claus that the three-reading rule be waived and Ordinance 2024-52 (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) 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:** Claus, Tapp, Grieves, Hagy, Biddlecombe, Artino (6)  
**NAYS:** None (0)

There being five or more votes in favor, the motion passed and Ordinance No. 2024-52 was placed upon its first reading. The Assistant Law Director read the Ordinance by its title only.

Mr. Widman stated that this is a simple budget adjustment in the General Fund. One relates to meeting recording running a little bit strong this year. Another is an adjustment in the Economic Development Fund to make a refund to Firelands Scientific – they paid some fees that are now refundable to them. The

last two are adjusting where the dollars are appropriated for the two TIFs – Sawmill Creek Improvement TIF and the Sawmill Creek Infrastructure TIF. That will allow them to expend funds where they should be.

The Mayor asked if there were further questions. There being none, the Mayor directed the Clerk to call the roll on final adoption. Members of Council voted as follows:

**YEAS:** Claus, Tapp, Grievess, Hagy, Biddlecombe, Artino (6)

**NAYS:** None (0)

There being a majority in favor, Ordinance No. 2024-52 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Resolution No. 85-2024**

**Motion by Mr. Grievess that the three-reading rule be waived and Resolution 85-2024 (A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A FIRST AMENDMENT TO SERVICES AGREEMENT WITH THE BOARD OF TRUSTEES FOR HURON TOWNSHIP TO PROVIDE FIRE PROTECTION AND EMERGENCY SQUAD SERVICES FOR ALL PROPERTY AND RESIDENTS WITHIN HURON TOWNSHIP THROUGH DECEMBER 31, 2025) 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:** Grievess, Hagy, Biddlecombe, Artino, Claus, Tapp (6)

**NAYS:** None (0)

There being five or more votes in favor, the motion passed and Resolution No. 85-2024 was placed upon its first reading. The Assistant Law Director read the Ordinance by its title only.

Captain Hohler said this is an extension of what they have been doing for 5 years. This amendment continues the exact same terms for another year.

Mr. Hagy asked if we always go year-to-year on this contract. Mr. Hohler answered that they had a 3-year contract with a 1-year automatic extension (2024). This time, an amendment is needed to continue the agreement.

Mr. Lasko said he wanted to acknowledge and thank the Township for cooperating with this extension of the current agreement. They City had so many things going on this fall with ballot issues, budgets, healthcare and contract negotiations, they were hoping to have one less they needed to negotiate. The Township kindly agreed to do a 1-year extension under the current terms. He wanted to thank the Trustees for their willingness to agree to the extension.

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. 85-2024. Members of Council voted as follows:

**YEAS:** Grievess, Hagy, Biddlecombe, Artino, Claus, Tapp (6)

**NAYS:** None (0)

There being more than a majority in favor of adoption, Resolution No. 85-2024 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Resolution No. 86-2024**

**Motion by Mr. Biddlecombe that the three-reading rule be waived and Resolution that 86-2024 (A RESOLUTION CERTIFYING, TO THE OHIO SECRETARY OF STATE, THE ADOPTION OF AN AMENDMENT TO ARTICLE II, SECTION 2.08(2) OF THE CHARTER OF THE CITY OF HURON BY THE ELECTORS OF THE CITY OF HURON AT THE GENERAL ELECTION HELD ON NOVEMBER 5, 2024 RELATING TO POWERS OF THE COUNCIL) 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, Grieves, Hagy (6)**  
**NAYS: None (0)**

There being five or more votes in favor, the motion passed and Resolution No. 86-2024 was placed upon its first reading. The Assistant Law Director read the Ordinance by its title only.

Mr. Lasko addressed Resolutions 86-2024, 87-2024 and 88-2024 collectively. The State of Ohio Secretary of State requires that any Charter amendment approved at the ballot be certified to the Secretary of State. Unfortunately, they provide guidance as to who should certify and how to certify. We have had conversations with the Erie County Board of Elections who said they would do the certifications. This may not even be necessary, but to make sure they cover their bases in the event the County Board of Elections misses a deadline, the City is doing their own certifications, as well. These 3 pieces of legislation certify the 3 Charter amendments that were approved in November by the electorate.

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. 86-2024. Members of Council voted as follows:

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

There being a majority in favor of adoption, Resolution No. 86-2024 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Resolution No. 87-2024**

**Motion by Mr. Artino that the three-reading rule be waived and Resolution No. 87-2024, (A RESOLUTION CERTIFYING, TO THE OHIO SECRETARY OF STATE, THE ADOPTION OF AN AMENDMENT TO ARTICLE VI OF THE CHARTER OF THE CITY OF HURON, OHIO BY THE ELECTORS OF THE CITY OF HURON AT THE GENERAL ELECTION HELD ON NOVEMBER 5, 2024 TO DELETE SECTION 6.09 RELATING TO ALLOTMENTS) 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, Grieves, Hagy, Biddlecombe (6)  
**NAYS:** None (0)

There being five or more votes in favor, the motion passed and Resolution No. 87-2024 was placed upon its first reading. The Assistant Law Director read the Ordinance by its title only.

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. 87-2024. Members of Council voted as follows:

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

There being a majority in favor of adoption, Resolution No. 87-2024 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

#### **Resolution No. 88-2024**

**Motion by Mr. Claus that the three-reading rule be waived and Resolution No. 88-2024, (A RESOLUTION CERTIFYING, TO THE OHIO SECRETARY OF STATE, THE ADOPTION OF AN AMENDMENT TO ARTICLE IV, SECTION 4.02(2) OF THE CHARTER OF THE CITY OF HURON BY THE ELECTORS OF THE CITY OF HURON AT THE GENERAL ELECTION HELD ON NOVEMBER 5, 2024, OHIO RELATING TO THE DUTIES OF THE CITY MANAGER) 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:** Claus, Tapp, Grieves, Hagy, Biddlecombe, Artino (6)  
**NAYS:** None (0)

There being five or more votes in favor, the motion passed and Resolution No. 88-2024 was placed upon its first reading. The Assistant Law Director read the Ordinance by its title only.

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. 88-2024. Members of Council voted as follows:

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

There being more than a majority in favor of adoption, Resolution No. 88-2024 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

#### **Resolution No. 89-2024**

**Motion by Mr. Artino that the three-reading rule be waived and Resolution No. 89-2024, (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LETTER OF INTENT BETWEEN THE CITY OF HURON AND TRIBAN INVESTMENT, LLC RELATING TO DEVELOPMENT OF THE FORMER CONAGRA SITE) 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, Grieves, Hagy, Biddlecombe (6)**  
**NAYS:**           **None (0)**

There being five or more votes in favor, the motion passed and Resolution No. 89-2024 was placed upon its first reading. The Assistant Law Director read the Ordinance by its title only.

Mr. Lasko stated that this is a follow-up to an update he has had in his Manager's Report for the last couple of meetings. This is the first step before they get into all of the minutiae of the formal legal agreements which are currently being reviewed. This is a non-binding Letter of Intent between the City and the developers of the former ConAgra site. It is symbolic on some level, but what it also does is captures the high-level agreements that the developer and the City have made through their presentation process. Some of the key takeaways from the LOI, which will be incorporated into the Development Agreement, Purchase Agreement, Note and Mortgage are:

- The City would undertake construction-related expenses and seawall rehabilitation of the north and east seawalls, and that they would maintain those, if necessary, for the first 5 years. After those 5 years, annual maintenance would be the responsibility of the homeowners association;
- The purchase price for the property will be \$750,000, of which \$250,000 will be paid at the time of closing. The remaining \$500,000 will be paid to the City upon the sale of the first 50 units. The City would retain a mortgage of \$500,000 on the real estate, post-closing, as security for that balance;
- The developer would have up to 270 days on the high end to complete their due diligence on the property;
- The developer has committed to a public access perimeter along the entirety of the property;
- Any onsite roadways would be constructed by the developer and would remain private, but would permit vehicular access for City vehicles, as needed.

These are the high-level agreements. There will be a significant amount of minutiae when they get into the Development Agreement and Purchase Agreement, which will be presented to Council shortly.

Mr. Artino asked Mr. Lasko to explain why the developer has 270 days to complete due diligence. Mr. Lasko answered that once they sign a Purchase Agreement, somewhat similar to when you buy a house (although much longer), this would give the developer time to do an Environmental Phase I Site Assessment, soil testing, Geotech, compaction studies, etc. It is true that all of that due diligence exists, the City did it previously, the issue is no third party that did the work on behalf of the City would issue what they call a "reliance letter" to the new developer, because that work was done on behalf of the City. It is pretty typical that those firms won't let others rely on the work they did for the City, particularly 12-13 years after the fact.

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. 89-2024. Members of Council voted as follows:



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

There being more than a majority in favor of adoption, Resolution No. 89-2024 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Resolution No. 90-2024**

**Motion by Mr. Grievess that the three-reading rule be waived and Resolution No. 90-2024 (A RESOLUTION AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE OHIO DEPARTMENT OF TRANSPORTATION ("ODOT") PEDESTRIAN & BICYCLE SPECIAL SOLICITATION GRANT OPPORTUNITY FOR FUNDING ASSISTANCE RELATING TO THE LAKE ERIE PARKWAY MULTI-USE PATH PROJECT, WHICH WILL CONNECT THE LAKE ERIE ELECTRIC PATH TO THE RYE BEACH ROAD PATH TO BE CONSTRUCTED AS PART OF THE US 6 CONNECTIVITY CORRIDOR PROJECT IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND AND XX/100 DOLLARS (\$400,000.00); AND FURTHER AUTHORIZING THE CITY MANAGER TO ACCEPT SAID GRANT AWARD IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND AND XX/100 DOLLARS (\$400,000.00), SHOULD THE APPLICATION BE SUCCESSFUL) 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:** Grievess, Hagy, Biddlecombe, Artino, Claus, Tapp (6)  
**NAYS:** None (0)

There being five or more votes in favor, the motion passed and Resolution No. 90-2024 was placed upon its first reading. The Assistant Law Director read the Ordinance by its title only.

Mr. Hamilton stated that as part of the US 6 Connectivity Corridor Project, they tried to get ODOT to connect that multi-use pathway to the Lake Erie Electric Trail. They weren't able to achieve that, so this is the backup plan. They want to take the pathway to the back of the Shell station and joint the pathway there. Because ODOT wouldn't pay for it in the big project, they are going back to ODOT to try and get some money from them to pay for it. This is permission to apply for the grant and accept it, if awarded.

Mr. Hagy asked if this would be striping and marking, or is it putting concrete down and creating a path. Mr. Hamilton answered that this one will be actually constructing a path. They would have to construct it in the grass behind the gas station and take it up to join the multi-use path on Rye Beach Road.

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. 90-2024. Members of Council voted as follows:

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

There being a majority in favor of adoption, Resolution No. 90-2024 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Resolution No. 91-2024**

**Motion by Mr. Hagy that the three-reading rule be waived and Resolution No. 91-2024 (A RESOLUTION AUTHORIZING THE CITY MANAGER'S EXECUTION OF THE PROPOSAL AND PAYMENT OF THE ANNUAL PREMIUM TO THE PUBLIC ENTITIES POOL OF OHIO ("PEP") FOR THE POLICY PERIOD DECEMBER 1, 2024 THROUGH NOVEMBER 30, 2025 IN AN AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY-SIX THOUSAND EIGHT HUNDRED THIRTY-NINE AND 55/100 DOLLARS (\$126,839.55)) 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, Grieves (6)**  
**NAYS: None (0)**

There being five or more votes in favor, the motion passed and Resolution No. 91-2024 was placed upon its first reading. The Assistant Law Director read the Ordinance by its title only.

Mr. Widman stated this is our annual insurance package. The City has been with PEP for a number of years. There is a little bit of increase, but compared to inflation, it may be smaller than others – approximately 12% on the gross. They do offer a membership participation where they share the successes with other members in the pool. When you calculate the net the discount this year isn't quite as big as last years. They did ask their representative to stop in and they asked him a few questions. Compared with other insurers, their prices are significantly lower, but inflation is still pushing premiums up. They asked if anything would change if the deductible was raised, PEP answered that because our premiums are so low, raising the deductible will not save the City any money.

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. 91-2024. Members of Council voted as follows:

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

There being a majority in favor of adoption, Resolution No. 91-2024 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 Development** – We have sent all documents to the developer, which includes a Development Agreement, Purchase Agreement, Promissory Note and Mortgage. We had a call last week with the developers to go over questions and comments. They are now to the point of getting the attorneys in the room to finalize those documents to bring them to Council for consideration. We had a kickoff meeting with KS & Associates last week, who is handling the engineering of the seawall. We anticipate surveying work is going to begin in December of this year, and we are also finalizing the process with the Ohio Department of Natural Resources to formally dedicate a portion of their property as a public roadway.

We have sent the initial road dedication plat to the County for their approval and will then circulate that for signatures after we get Council approval. We are still moving through the TIF process. The first step was tonight to pull it from the former TIF, and we will bring legislation in the near future to add it to the new TIF.

S. Main Street Water Main Replacement Project – This project is substantially complete. Our team, Mr. Hamilton and OHM, did a final walkthrough on November 18<sup>th</sup> in which they developed a final punch list, which will be taken care of prior to closing out the project in the very near future.

HPP Expansion Project – We finally got the final go-ahead to start boring under the tracks for the Huron Public Power Expansion Project. I believe they are going to start doing that on December 2<sup>nd</sup>. We expect that project to take less than a month, which will allow HPP to get to the base of Sawmill Parkway and start picking up additional customers, as needed.

Light Trespass – The Law Department has completed an initial draft to address light trespass on residential buildings when we are getting plans in for new construction or alterations. The Planning Commission reviewed that ordinance and has recommended that legislation be forwarded on to Council. That will come to Council for a first reading on December 10<sup>th</sup>.

Finance – We concluded our fifth and final Finance Committee meeting yesterday afternoon. The Finance Committee unanimously recommended the budget to Council, as presented. This will be presented to Council on December 18<sup>th</sup> following a public hearing.

Streets Department – Although our Chief mentioned this, we did move the radar speed signs from Adams Ave. to Buckeye and Deerwood.

Personnel – I wanted to congratulate Martin Luipold for receiving his Water Supply 2 License. Great job, and congratulations to him.

Agreements/City Manager's Approvals – The first is the Friends of the Huron Public Library. We accepted a petition from the Friends of the Huron Public Library to place a 24" x 36" sign in the median on Center Street for their annual book sale. The median sign will be placed on Friday, December 5<sup>th</sup> and taken down on December 8<sup>th</sup> after 4pm. The money raised from the sale will help support popular library programs such as the Memory Lab, quarterly in-library concerts, summer reading programs and the new Tween & Teen Gaming Club after school program.

I also wanted to mention two agreements the City needed to execute for timing purposes, which will have to come to Council for ratification - my apologies in advance. The first was to execute our insurance agreement with Medical Mutual of Ohio, which had to be executed today. That will cover our healthcare coverage for 2025. Secondly, we signed a purchase order for the life packs for the Fire Department. These were in the budget and in the Capital Equipment Plan. We signed that Purchase Agreement to take advantage of a \$13,000 discount if signed by yesterday. It was budgeted \$160,000, and we got it closer to \$147,000. That is a 50/50 split with the Township. We also found out that if this waited until next year, we were facing a 20% increase on those life packs. We appreciate our Captains bringing this to our attention not get that purchased.

**Newsletters** – The newsletters are out and should be hitting people's mailboxes tomorrow or Friday. Every Councilmember should have a copy at their seat for the meeting. Thank you to Department Heads, and specifically Jen Kilbury, for all of the work on those newsletters.

**Reminders** – City administrative offices will be closed in observance of Thanksgiving on both November 28<sup>th</sup> and November 29<sup>th</sup>. Also, a should out and reminder for Winter Fest, which will be held on Saturday, December 7<sup>th</sup> from 1pm to 6:30pm. Please come out and enjoy Santa and Mrs. Claus, a parade, carriage rides, holiday shopping and our 2<sup>nd</sup> Annual Tree Lighting Ceremony, and of course, fireworks.

Happy Thanksgiving to Council, staff and the community. I appreciate everyone and hope you have a great holiday.

Mayor Tapp asked where we are on the water tower project. Mr. Hamilton answered that they have just finished the survey for the easements. They will present that back to Ardagh, who are waiting on it. Once they accept that, we can sign it. The preliminary plans have been submitted to the OEPA, and they are waiting for feedback on those plans. Once they get that, they can finalize the plans and go out to bid.

### **Mayor's Discussion**

Mayor Tapp said:

We have the Tree Lighting Ceremony at 6:15pm on December 7<sup>th</sup>, with fireworks at 6:30pm. Come out and enjoy Winter Fest. I am sure Mr. Lasko will be there to greet you with Santa Claus. I know the Salvation Army is looking for bell ringers for in front of Cornell's. He, Mr. Lasko, and Mr. Biddlecombe all did it last year. I want to thank the Finance Committee, Mr. Widman, Mr. Hamilton and Mr. Lasko. There is a lot to the budget process. It takes time to get through this stuff. There are some discussions in there – he was probably the one that asked some questions they didn't like, but we got through everything and everything is good. There is a lot of time put in, and these folks do a great job getting it together.

Jen Kilbury is not here, but I want to thank her for the time she spent here helping out. She did a great job. I welcome Ms. Welkener back.

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

**Mark Claus** – Welcome back to Terri, and as Mayor Tapp said, I want to thank Jen for filling in. She did a very good job filling Terri's shoes. There were probably a lot of texts and phone calls back and forth, and Jen had to continue to do her normal duties at the same time. We really appreciate her stepping in and filling the shoes. Also, Happy Thanksgiving – everybody have a great holiday – a long weekend for most of us. We will see you in a couple of weeks.

**Sam Artino** – I would like to thank Jen for stepping into help out. I would also like to welcome Terri back. It is always good to see you here and keep us straight. We would like to thank everybody for their participation, our staff. I have always said this – the best group of people in the world. Happy Holidays to everybody, Happy Thanksgiving.

**Matt Grieves** – I wish everyone a Happy Thanksgiving.

**Joel Hagy** – First of all, Happy Thanksgiving to everybody this week. A little bit of a preamble... the citizens of Huron spoke on election day and decided that we did not need the increase to the income tax. That's where we are. As the Mayor mentioned, we just got done with next year's budget. Just a few highlights, insurance is up 12%, wages are about 8% and healthcare is up 20-something %. Prior to the election, many of us saw the graphs that go into the red.

**I would like to make a motion that staff come back to Council with a list of things that are, in particular, on our Capital Equipment and Capital Projects, and tell us what needs to go. (MODIFIED BELOW)**

A lot of those things on there are extremely expensive, and we are simply going to have to do without them. I would recommend that we quit talking about them. What are those things on our project list, and there's got to be low-hanging fruit, because there are some very expensive things we have been talking about for a long time that we cannot do, and I recommend that we quit talking about them. We have been talking about them since I have been on Council, and that's almost 6 years. There is no reason to talk about it. What do we need to change in the way we do business immediately, because those lines start to go into the red 2-3 years out. We need to make changes right now.

Mayor Tapp said there is a motion on the floor.

Mr. Artino asked if we want to put a timeline to this, because this is not going to be a fast and easy resolution. It's going to take some planning and some involvement by probably everybody on staff. Mr. Hagy said that is a good point. What he is thinking is that there is low-hanging fruit, such as the Quiet Zone. It is very, very expensive. As far as I know, we don't have the money for that. Let's talk about those by the end of January.

Mr. Lasko said without getting into the operations or looking at how we can maybe amend some things that may be in the pipeline, he thinks they can within the span of 2 months, come up with a list of things that are either off the list, or at best tabled until things change. Mr. Hagy said this is his problem with this because none of these things have been tabled and keep getting pushed year to year – it's kind of ridiculous. Mr. Lasko wanted to make sure Mr. Hagy is okay with the motion and timeline. They could easily bring back for conversation low-hanging fruit by the end of January, but he does want to make the commitment of is that they are already thinking about it, and they will have to take a long, hard look at operations, services, and potential changes or alterations to projects. We may want a little more time for that on the staff side, if that's going to be April-ish, but they can start with the January meeting on the high-level capital projects and capital equipment. Mr. Hagy said that's a great point. Let me modify my motion.

**Modified Motion to see the list of low-hanging fruit, however you want to define that, in January, and then I would like to see the next layer down in April.**

Mr. Biddlecombe asked if they would do something such as a work session to go over that. Council and staff agreed that would make sense. Mr. Hagy added that if you look at the Schools, the last levy failed and within days, they told us that there would be no buses to the High School, Pay for Play – I don't remember all of their things – but they were ready for that. They were ready if the levy were to fail. We need to be ready, as well, because we talk about a lot of really cool things, and a lot of those things are not going to be able to happen now. I think we need to make that public.

Mr. Artino said that we will need a work session because there are going to be some very sensitive issues here. Council needs to have input and we need to hear from other Department Heads as well as yourself. That needs to be done in a work session where we can really hash it out. Mr. Lasko suggested the second meeting in January and the second meeting in April.

Mayor Tapp asked the Clerk to call the roll on final adoption. Members of Council voted as follows:

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

**NAYS:** None (0)

There being a majority in favor, the motion passed.

**William Biddlecombe** – Welcome back, Terri. Thank you, staff, for all of your hard work. When everyone gets their newsletter in your mailbox (I got mine today), please read it. There's lots of good information. They come periodically, and we don't just print these for fun. There's good information to keep up on what's going on in the City.

Some takeaways from the last School Board meeting. They received \$140,000 in grants to help with improvements at the High School. They went over their 5-year forecast, and with the property tax increase averaging at about 27.3% valuation, that is going to yield them about 16.8% collection, which is going to stabilize their budget and create a surplus through 2029, at which time they are going to start deficit spending. Trends show that district-wide enrollment could drop below 1,000 students by 2029, as well. Their next meeting is on Monday, December 16<sup>th</sup> at 6pm at the High School.

I would like to congratulate and give a job well done to all the kids who participated in the McCormick play that they had recently – Lion King, Jr. – it was really great.

Home games coming up:

Girls Basketball – December 2 and 5

Boys Basketball – December 4, 9 and 10

Bowling – December 3 and 9

Don't miss Winter Fest coming up on December 7<sup>th</sup>. Happy Thanksgiving to everyone. Please come out and support our local events, programs and student athletes, and GO TIGERS!

#### **Executive Session**

None.

#### **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, Grieves, Hagy (6)  
**NAYS:** None (0)

There being a majority in favor of the motion, the regular Council meeting of November 26, 2024, was adjourned at 7:20pm.

  
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Terri S. Welkener, Clerk of Council

Adopted: 14 JAN 2025