

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Regular Meeting Tuesday, November 12, 2025 at 6:30pm

Call to Order

The Vice-Mayor called to order the regular Council meeting of November 12, 2025 to order at 6:30pm. The Vice-Mayor called for a moment of silence. After the moment of silence, the Vice-Mayor led in saying the Pledge of Allegiance to the Flag.

Roll Call

The Vice-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, Joe Dike, Matt Grievess and Joel Hagy**. Council Member absent: **Monty Tapp**.

Motion

Motion by Mr. Dike to excuse the absence of Mr. Tapp from tonight's meeting.

The Vice-Mayor asked if there were any questions on the motion. There being none, the Vice-Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Tapp, Grievess, Hagy, Biddlecombe, Artino, Claus (5)
NAYS: None (0)

There being a majority in favor, the motion passed and Mr. Tapp's absences from the meeting was excused.

Staff in attendance: City Manager Stuart Hamilton, Attorney Matt Waters (Acting Law Director), Police Chief Terry Graham, Parks & Recreation Director Doug Steinwart, Planning and Zoning Manager Christine Gibboney and Terri Welkener, Clerk of Council.

Approval of Minutes

None.

Audience Comments

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

Although no citizens came forward to speak, the Vice Mayor acknowledged a regular attendee, Mike, who was present and celebrating his birthday. Council thanked Mike for his consistent attendance at meetings and wished him a happy birthday.

Old Business

Ordinance No. 2025-28 (third and final reading)

Motion by Mr. Artino that that Ordinance No. 2025-28 (AN ORDINANCE AMENDING CHAPTER 557 (GRASS, WEEDS AND VEGETATION) OF THE HURON CODIFIED ORDINANCES) be placed on its third and final reading.

The Vice-Mayor asked if there were any questions on the motion. There being none, the Vice-Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Artino, Claus, Dike, Grieves, Hagy, Biddlecombe (6)

NAYS: None (0)

There being a majority in favor, Ordinance No. 2025-28 was placed upon its third and final reading. The Acting Law Director read the Ordinance by its title only.

City Manager Hamilton explained that staff had been reviewing ordinances to make them more efficient, particularly focusing on grass and weed violations due to increased incidents. The revised ordinance aims to streamline enforcement by:

- Changing the notification process to require only one yearly notice rather than separate notices for each violation
- Adding language to pass the minimum call-out charge to residents when they refuse service after the city has dispatched landscaping companies
- Increasing the penalty structure: 150% markup for first offenses (up from 125%) and 200% markup for subsequent offenses

Vice-Mayor Claus asked if notification letters would clearly explain the new once-per-year notification system, particularly for repeat offenders who were accustomed to receiving multiple notices. City Manager Hamilton confirmed that all notices would reflect the updated ordinance and clearly communicate the changes.

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

YEAS: Artino, Claus, Dike, Grieves, Hagy, Biddlecombe (6)

NAYS: None (0)

There being a majority in favor, Ordinance No. 2025-28 was adopted. The Ordinance as adopted was signed by the Vice-Mayor and Clerk of Council and will take effect in 30 days.

Ordinance No. 2025-30 (second reading)

Motion by Mr. Artino that that Ordinance No. 2025-30 (AN ORDINANCE AMENDING SECTION 1133.02 (DETERMINATION OF REQUIRED OFF-STREET PARKING SPACES) OF CHAPTER 1132 (OFF-STREET PARKING AND LOADING REGULATIONS) OF THE HURON CODIFIED ORDINANCES) be placed on its second reading.

The Vice-Mayor asked if there were any questions on the motion. There being none, the Vice-Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Artino, Claus, Dike, Grieves, Hagy, Biddlecombe (6)

NAYS: None (0)

There being a majority in favor, Ordinance No. 2025-30 was placed upon its second reading. The Acting Law Director read the Ordinance by its title only.

Mr. Hamilton explained that this amendment was for clarification purposes only. The ordinance language regarding off-street parking spaces was clearly written for commercial and industrial properties but did not explicitly mention them. The amendment adds "commercial or business related" language to clearly indicate that these regulations apply to commercial properties rather than residential properties.

Councilmember Graves requested an example of how this would apply. Hamilton explained that businesses like gyms that expand their square footage would need to provide additional parking spaces based on the expanded area. He contrasted this with residential properties, which typically only require one off-street parking space and one covered parking space regardless of house size.

The Vice-Mayor asked if there were further questions. There were none.

New Business

Resolution No. 77-2025

Motion by Mr. Claus that the three-reading rule be waived and Resolution No. 77-2025 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO MAKE AN ANNUAL PREMIUM PAYMENT TO THE BUREAU OF WORKERS COMPENSATION FOR THE POLICY PERIOD JANUARY 1, 2026 THROUGH JANUARY 1, 2027 IN AN AMOUNT NOT TO EXCEED SEVENTY-FIVE THOUSAND SEVEN HUNDRED NINETY AND 00/100 DOLLARS (\$75,790.00)) be placed on its first reading.

The Vice-Mayor asked if there were any questions on the motion. There being none, the Vice-Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

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

There being five or more votes in favor, the three-reading rule was waived, and Resolution No. 77-2025 was placed upon its first reading. The Acting Law Director read the Resolution by its title only.

Mr. Phillips explained this resolution authorized the annual premium payment to the Bureau of Workers' Compensation for the 2026-2027 policy period. He noted that while the amount showed a 44% increase, BWC typically performs a payroll true-up in the spring that often results in a significant credit. He also mentioned that the city receives a 2% refund for early payment. Phillips added that the increase likely reflected the city having more claims in recent history than previously.

Councilmember Hagy asked if the previous years' figures included rebates, which Phillips confirmed, noting last year's rebate was approximately \$13,000.

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

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

There being a majority in favor, Resolution No. 77-2025 was adopted. The Resolution as adopted was signed by the Vice-Mayor and Clerk of Council and will take effect immediately.

Resolution No. 78-2025

Motion by Mr. Hagy that the three-reading rule be waived and Resolution No. 78-2025 (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, 2025 THROUGH NOVEMBER 30, 2026 IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FORTY THOUSAND THREE HUNDRED FORTY-FOUR AND XX/100 DOLLARS (\$140,344.00)) be placed on its first reading.

The Vice-Mayor asked if there were any questions on the motion. There being none, the Vice-Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

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

There being five or more votes in favor, the three-reading rule was waived, and Resolution No. 78-2025 was placed upon its first reading. The Acting Law Director read the Resolution by its title only.

Mr. Phillips explained this resolution authorized payment for the city's liability insurance policy, noting an 11% increase from last year. He described how there have been significant increases over the past few years: a \$21,000 jump from 2023 to 2024, a \$15,000 increase last year, and now a \$13,500 increase. He explained that the insurance provider had previously indicated the city was underpriced for its size and had been gradually increasing rates rather than imposing one large increase. Phillips also noted that rising real estate values were a significant factor in the increasing premiums, as the city insures numerous properties and buildings.

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

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

There being a majority in favor, Resolution No. 78-2025 was adopted. The Resolution as adopted was signed by the Vice-Mayor and Clerk of Council and will take effect immediately.

Resolution No. 79-2025

Motion by Mr. Artino that the three-reading rule be waived and Resolution No. 79-2025 (A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 FROM D.L. SMITH CONCRETE LLC FOR THE PROVISION OF CONSTRUCTION SERVICES RELATED TO CONCRETE PAVING ON OAKHURST DRIVE AND WILBOR AVENUE IN THE CITY OF HURON, OHIO, IN AN AMOUNT NOT TO EXCEED SEVEN THOUSAND THREE HUNDRED TWENTY-SIX AND XX/100 DOLLARS (\$7,326.00), BRINGING THE AGGREGATE AMOUNT OF THE CONTRACT TO EIGHTY-TWO THOUSAND TWO HUNDRED FORTY AND XX/100 DOLLARS (\$82,240.00))

be placed on its first reading.

The Vice-Mayor asked if there were any questions on the motion. There being none, the Vice-Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

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

There being five or more votes in favor, the three-reading rule was waived, and Resolution No. 79-2025 was placed upon its first reading. The Acting Law Director read the Resolution by its title only.

Mr. Hamilton explained that this change order related to a concrete patching project on Oakhurst and Wilbor that was legislated in September. During excavation, crews discovered the roads had only about 3 inches of concrete on top of dirt with no proper base. The change order authorized contractors to dig down 12 inches, install 6 inches of stone for a proper base, and then pour 6 inches of concrete on top. The additional cost for nearly 100 tons of stone was just over \$7,000.

Vice Mayor Claus asked if there was an allowance that would cover this expense, and Mr. Hamilton confirmed it was a pure extra cost. Councilmember Hagy inquired about the possibility of recouping costs, noting this wasn't the first time the city had encountered poor road construction. Mr. Hamilton explained that at some point in the past, the city had accepted these roads as-is. Councilmember Hagy and Vice Mayor Claus discussed the importance of proper inspections for any new developments to prevent similar issues in the future, with Hamilton confirming current projects receive thorough inspections.

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

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

There being a majority in favor, Resolution No. 79-2025 was adopted. The Resolution as adopted was signed by the Vice-Mayor and Clerk of Council and will take effect immediately.

Resolution No. 80-2025

Motion by Mr. Grieves that the three-reading rule be waived and Resolution No. 80-2025 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A REVOCABLE LICENSE FOR NON-FEDERAL USE OF FEDERAL REAL PROPERTY WITH THE UNITED STATES COAST GUARD FOR USE OF A SUBMARINE ELECTRICAL CABLE AND ELECTRICAL SWITCHGEAR TO POWER THE HURON HARBOR LIGHTHOUSE FLOODLIGHTS THROUGH MARCH 30, 2029) be placed on its first reading.

The Vice-Mayor asked if there were any questions on the motion. There being none, the Vice-Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

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

There being five or more votes in favor, the three-reading rule was waived, and Resolution No. 80-2025 was placed upon its first reading. The Acting Law Director read the Resolution by its title only.

Mr. Steinwart explained this resolution would authorize a 5-year license agreement with the U.S. Coast Guard through March 30, 2029, for use of a submerged marine electrical cable that runs from the lighthouse to the southern portion of the showboat property in the city right-of-way. The Coast Guard owns the lighthouse but no longer needs the cable as they use solar power for the lighthouse itself. The city installed LED floodlights to illuminate the lighthouse in December 2019 and needs the cable to power these lights.

Councilmember Biddlecombe asked about contingency plans if the cable were compromised, inquiring if the city had considered running a new line or switching to solar power. Mr. Steinwart indicated that solar would likely be the future option, noting that the original cable from 1968-1969 had been updated in 2002 at a cost of approximately \$900,000, making a new cable installation prohibitively expensive.

There was also discussion about the harbor's status as a deepwater port and the Army Corps of Engineers' dredging plans. Mr. Hamilton noted that as part of their 10-year planning cycle, the Army Corps was already leaning toward reclassifying the harbor from commercial to recreational use, which would result in shallower dredging since there is no active shipping in the harbor.

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

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

There being a majority in favor, Resolution No. 80-2025 was adopted. The Resolution as adopted was signed by the Vice-Mayor and Clerk of Council and will take effect immediately.

Motion

Motion by Mr. Hagy to set a public hearing for the proposed Fiscal Year 2026 Municipal Budget for Tuesday, December 23, 2025, at 6:30pm in Council Chambers, immediately preceding the regular Council meeting.

The Vice-Mayor asked if there were any questions on the motion. There being none, the Vice-Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

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

There being a majority in favor, the motion passed and the Public Hearing was set.

City Manager's Discussion

The City Manager spoke on several topics:

- **ConAgra Development:** The developer has requested the first of two available 60-day extensions for their due diligence period, which will extend to early January 2026.
- **Utilities Committee:** There is still an opening on the committee, and the city is seeking interested candidates to help guide utilities decisions.
- **Eastside Sidewalk Project:** All ODOT-requested changes are being completed with concrete work and new ADA pads being installed. The project is awaiting final striping.
- **Route 13 Crosswalks:** The project is 99% complete, with only ADA buttons pending. ODOT required relocation of the buttons, requiring new specialized posts that have an 8-12 week lead time.
- **Route 6 Phase 2:** The city finally received federal authorization to proceed and will begin preparing bid documents.
- **Parks and Recreation:** All parks water facilities have been closed and winterized for the season, with portable restrooms still available at the boat ramp.
- **Ohio Historical Marker:** The Erie County Historical Society received a grant to replace the structurally damaged Huron Urban Renewal marker at the boat basin. The city is working with them to complete the replacement by July 2026.
- **Fire Chief Position:** The position has been posted online and resumes are being forwarded to the selection advisory committee.
- **Police Department:** Officers are participating in "No Shave November and December," paying \$20 per month to grow beards with proceeds going to charity. Sergeant Ryan Besh recently graduated from a three-week intensive supervisor training program.
- **Westside Water Tower:** The project is in full swing with biweekly construction meetings. Foundation work has begun, and the main culvert pipe for access from the Ardagh parking lot should be installed this week. The foundation should be completed by year-end, with pedestal construction to follow.
- **Street Department:** Crack sealing is being performed on several roads including Oakhurst, Wilbur, Cleveland Road West, Parsons, Mudbrook, and Bogart Road. Leaf pickup crews are on their third trip around the city.
- **Huron Public Power:** The third transformer was delivered and set on its foundation. Wiring work continues, with the transformer expected to go online in March 2026.
- **Projects Out to Bid:** The installation of the third transformer and switchgear for Huron Public Power has been extended to November 24th to allow vendors more time for pricing and to address questions from pre-bid meetings.

- Upcoming Meetings: Finance Budget Meeting (November 17), Planning Commission Meeting (November 19), and Council Work Session and Meeting (November 25).

Councilmember Biddlecombe mentioned an email regarding safety concerns at the Mill Street and Main Street crosswalk, where many children and adults cross to access a coffee shop. He suggested the new council's Safety Committee examine the possibility of installing flashing beacons similar to other crosswalks in the city.

Councilmember Dike requested a safety review of Huron Street, referencing a previous request made to the former City Manager that had not been addressed.

Mayor's Discussion

Vice Mayor Claus thanked everyone for attending, especially acknowledging Mike's presence on his birthday and the young ladies attending for a government class.

For the Good of the Order

Sam Artino – Happy birthday, Mike.

Joe Dike – Happy birthday, Mikey.

Matt Grieves – Nothing.

Joel Hagy – I had an opportunity to attend a Town Hall in Ottawa County put together by Senator Gavarone. The whole purpose of the Town Hall was to discuss S.B. 104, which we have discussed. S.B. 104 would make it illegal for any community to regulate, in any way, transient rental property. It does throw in there a one-time \$50 fee that you are allowed to take. There was panel discussion hosted by Senator Gavarone, but the panel included the sponsor of the bill, Senator Brenner from Delaware, as well as a representative from AirBNB Corporate. For some reason, Monty was there but he made me sit up at the table – I was also on the panel. We all got to get up and give our perspective, so I got up and told them about our journey. One lesson I learned from that journey was that there is a way to balance it – you don't have to just say all or none. A couple of big topics that came up during the discussion from Senator Brenner and the AirBNB representative was that using your home as an AirBNB is a matter of personal freedom – it's my house and I can do what I like. I asked both of them in front of the crowd, "Well, I wanted to open a Subway in my house, but they wouldn't let me. Does that mean my personal rights are being infringed?" They didn't answer me, so I'm not sure, but I don't see the difference. It's a commercial establishment, people are coming to park, they are coming for a short period and they are then leaving. They also argued that if you have nuisance people renting, there's already a system in place. You can go to AirBNB and see the rating of the person renting. I said, "Well, that's not what I'm worried about. I am worried about the person that is renting the place, not the person owning the place. It insinuates that I have to know who the next person is that is going to rent. I don't know that and I can't see the person renting's ratings." I thought it was idiotic that they made that comment. Again, no reply to my question. They also said that there are three cities in Ohio who have already outlawed AirBNB's, and to that my comment was, "So, that's what was best for their community. We decided what was best for ours." Just the fact that three have already done doesn't mean the rest of the dominoes will fall – that didn't hold water with me. They also brought up the fact that Indiana and West Virginia have already passed this legislation that bars local

government from banning transient rentals. Once again, that's great for Indiana and West Virginia; they also ban abortion while Ohio doesn't – every state is different. There were some inconsistencies pointed out in the bill itself by a lawyer that got up and spoke... a provision in the bill would later be contradicted by another section of the bill. In other words, the bill was contradicting itself. In what I can only describe as an example of lead from the rear, Senator Brenner stated, "Well, my staff puts that stuff together. I can't be held responsible for any mistakes." At first, I thought that is terrible leadership, then I thought I would use that the next time I mess something up. Overall, there was about a 90% against – 10% for split in attendance. I was surprised at the turnout of over 100 people. Of those in attendance, 20-25 got up to speak. Of the 20-25 that got up to speak, only 2 of them were in favor of the bill, while the rest were not in favor of the bill. There was an overwhelming attitude against the bill in the room. However, this is Ottawa and Erie County, and you probably won't get that same pushback in other counties. We are very unique, so I believe there is still a large risk that this bill passes and that we, in towns like ours, we will be faced with explaining to the citizens why you can have an AirBNB anywhere you want it and you can have as many as you want. Now, we would still get to take a one-time \$50 fee, which should cover all of the costs (said sarcastically). I would tell you that we are still at risk of this bill passing. I will also tell you that Senator Gavarone gave me her commitment that she is firmly against this, which is great news. That is the reason we invited her here, to find that out, and we also know that we have the support of Representative Swearingen. I think there is a lot more work to do to defeat this bill.

Mr. Claus asked if they delved into the issue of life safety because that was a big part of why Council regulated how they did. Mr. Hagy answered that he didn't, and nobody else brought that up. He thought about it later and should have brought it up. Mr. Claus said if they are just going to allow it with no restrictions at all, then no one is going to be looking out for that aspect of it. Mr. Hagy answered that that is what they are aiming for – that there is no interference from local government with regard to AirBNB's, and that to do so is to take away the personal freedoms of a homeowner, which he still doesn't understand.

William Biddlecombe – Veteran's Day was yesterday, so I would like to thank all of our veterans for their service. Thank you, staff, for all of your hard work. There was a School Board meeting on Monday. Takeaways from that included a discussion regarding their facility preventive maintenance plans and what they have been doing so far this year. They are one-third of the way through their fiscal year and based on the changes the County may to their homestead collections for next year, they are standing to lose about \$400,000 in funding. There is also some discussions on the levy prospect that was pushed last summer from the November election to the May 2026 election, saying they need more time to prepare and educate everyone – it now looks like they are going to push to the November 2026 election instead of May, to again allow for more time to prepare and educate the voters. It was also noted that by waiting, the cost to taxpayers will continue to rise.

I would like to congratulate the Girls' Cross-Country Team, who took second place in the Division III State Meet, as well as Sage Edgerly-Bork, who also placed fifth overall for the boys at the State Meet. Get out and sign up for the Winter Fest parade – that is going to be coming up on December 6th. They are looking for floats for that. Please come out and support our local events, programs, student athletes and GO TIGERS!

Executive Session

None.

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


The Vice-Mayor asked if there were any questions on the motion. There being none, the Vice-Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Biddlecombe, Artino, Claus, Dike, Grieves, Hagy (6)

NAYS: None (0)

There being a majority in favor of the motion, the regular Council meeting of November 12, 2025, was adjourned at 7:12pm.

Adopted: 23 DEC 2025


Terri S. Welkener, Clerk of Council