

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

**Public Hearing #1**

Public Hearing pursuant to Section 1139.06 relating to the general development concept plan for the former ConAgra parcel (PPN: 42-61270.001).

**Call to Order**

The Vice-Mayor called the Public Hearing to order at 6:30pm.

**Roll Call**

The Vice-Mayor directed the Clerk to call the roll for Public Hearing #1. The following members of Council answered present: **Sam Artino, Mark Claus, Joe Dike, Matt Grieves and Joel Hagy**. Members absent: **Monty Tapp and William Biddlecombe**.

**Swear in Witnesses**

The Law Director swore in the witnesses: City Manager Stuart Hamilton, Planning & Zoning Manager Christine Gibboney, Bo Knez and all members of Council.

**Witness Testimony**

Mr. Hamilton testified that this project has been a long time coming, and we are all excited that it finally cleared through the Planning Commission. Mr. Hamilton recognized Mr. Bo Knez representing Triban Investment, who is here to answer any questions Council might have.

Ms. Gibboney recognized that she has received her oath. She is happy that our Planning Commission, after two Public Hearings held on May 21, 2025 and June 18, 2025, reviewed the General Development Concept Plan submitted by Triban. The Chapter that applies to this project is the Mixed- Use/Granary District ("MU-GD") chapter, which has its own parameters and requirements. The Planning Commission made a motion to recommend approval by Council, which is the next step in the process. When they made that motion, they had a few modifications that they are allowed to make per the MU-GD code. Ms. Gibboney went over the recommendations, which are included in the Staff Report attached hereto as Exhibit "A."

This project includes 106 fee-simple residential townhome units, private streets, a private pool, a public perimeter pathway and a restaurant. This was all included in their plans, along with landscaping, parking and lighting. Mr. Bo Knez, President of Triban Investment, is here with us tonight and he can answer any questions Council might have. We are following the process and the code as far as bringing it before Council pursuant to Section 1127.03.

Mr. Dike asked what the height restrictions are in MU-GD. Ms. Gibboney answered that Section 1127.09 states that height restriction is 75' with a parapet allowed to exceed height by 4', and the buildings per the plan will be compliant with this requirement. Mr. Dike said he had trouble opening the packet and asked if the inner circle is going to have a view that it going to be able to see out and above the views over the outer circle. Mr. Schrader asked where the public perimeter pathway will be located. Mr. Stuart said the pathway goes all the way around, from the road all the way around the site to where the west side meets the road at that end.

Mr. Claus asked once you get to the road, it would be nice to have a way for pedestrians to connect back up there somehow. Mr. Hamilton answered that it will be platted City street, so that would be for the City to figure out. Mr. Claus said maybe they could put a sidewalk in on the lamp side – some way to make that a complete loop. You don't want the residents cutting through the parking lot of the private development.

Mr. Claus asked about the dockage element. Mr. Knez answered that they haven't presented the documents for that yet because they are working with the revetment wall. There was a potential easement there, but that has been completely cleared, from 1902. There were also some sections on an old FEMA map that showed the area in a flood plan, but that is no longer relevant. If the plan for that area goes forward, then a design of the dockage will come then. If they will be changing things, there is no sense in doing this at this time. They have gotten through the easement and FEMA flood area issues.

Mr. Claus asked if they have anyone in mind for the restaurant building, but the 3,000sf sounds a little small. If there is an ability.... Mr. Knez answered that they drew it as a 2-story, so it will be 6,000sf. They are talking to someone, but doesn't know how real it is at this point. They are engaged and have been in contact with the City and have asked questions and done a preliminary drawing. We have presented this to them and at the request of the City, attached a walkway from the parking onto the walkway to make it a little bit more accessible. I can't say that they are 100%, but there are conversations and costing involved. Mr. Claus commented that the 6,000sf is a much better size with additional dining upstairs. Mr. Knez added that the inner units are one story higher so they can see over the units along the water.

Mr. Dike commended Triban and he hopes this happens. He hopes there isn't anything that goes bad. There are a number of people in this community that want to be on a presale list and wanted a number for them to contact. The Clerk indicated that she has the contact number and can provide that to anyone calling the City's main number.

Mr. Dike asked when they anticipate putting a shovel in the ground. Mr. Knez answered that it would be as soon as Council says, yes. They have been moving at a rapid pace. They have come to every meeting prepared and have answered all of the questions and made all of the adjustments. The hope is to be able to get in there in the spring because that is the selling season. They did relocate the pool to the northwest corner where the boat traffic is, which would be a nice view. They originally had it in the interior, but then the people would be looking at a bunch of townhomes. They made that center a grassy area/dog walking area and move the pool somewhere everybody sees. They would like to start on that side as soon as possible. They do prairie builds where the road isn't done and they are allowed to put one grouping of units to get a start so when the road is in they can hyper up the marketing. They would like to see spring.

Mr. Dike asked if all units are "for sale" units. Mr. Knez affirmed that they would not be rentals.

Mr. Claus asked about the pond in the middle going away. Mr. Knez answered that because of the capping situation and the depth they are allowed to penetrate in the soils, it was not going to be a feature of any sort. Both the Planning Commission and the developers would like to see it gone. It will be a green area for dog walking because with the cap restrictions they would have a sludge pond and it wouldn't be attractive. Water is always a feature, so you try to put in as much as possible, but it just doesn't work. Mr. Claus said there probably isn't a stormwater problem because you just have to get it out to the river.

Mr. Hagy asked if ingress/egress is in only one spot, or in two places. Mr. Knez said there would be two – one east and one west.

Mr. Hamilton added that they would look at getting a couple of units up that people can actually go visit before the entire roadway and utilities are installed. It gives them that pre-sale ability so they can move faster once we actually get into this project. That will be coming up in discussion along the way. Mr. Claus asked if that would be closer to the southwest corner near the restaurant. Mr. Knez answered yes, that they would try.

Mr. Artino said that, as a member of the Planning Commission, their organization has been great to work with. There have been several discussions, and the Planning & Zoning has worked hard and a lot of hours to try to work with them and bring this together. He appreciates their cooperation and understanding. Mr. Knez said that everyone they have worked with so far has been amazing.

#### **Adjourn Public Hearing #1**

**Motion by Mr. Artino to adjourn Public Hearing #1.** 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 (5)  
**NAYS:** None (0)

There being a majority in favor, the motion passed and Public Hearing #1 was adjourned at 6:45pm.

#### **Public Hearing #2**

Public Hearing on the Rezoning Application of OJD Holdings LLC to rezone vacant property located on River Road (Erie County, Ohio Permanent Parcel Nos. 42-01720.000, 42-01720.001 and 42-01719.000 from its current I-2 General Industrial District to B-3 General Business District.

#### **Call to Order**

The Vice-Mayor called Public Hearing #2 to order at 6:45pm.

#### **Roll Call**

The Vice-Mayor directed the Clerk to call the roll for Public Hearing #2. The following members of Council answered present: **Sam Artino, Mark Claus, Joe Dike, Matt Grieves and Joel Hagy**. Members absent: **Monty Tapp and William Biddlecombe**.

#### **Swear in Witnesses**

The Law Director swore in the witnesses: City Manager Stuart Hamilton, Planning & Zoning Manager Christine Gibboney and all members of Council.

#### **Witness Testimony**

Ms. Gibboney testified that they received an application from Mr. Dike of OJD Holdings LLC that went before the Planning Commission. These parcels are vacant lots located on River Road currently zoned I-2. Mr. Dike told the Planning and Zoning Department what his visions were for the property, and the industrial uses allowed under District I-2 did not fit into that vision. The better fit for his plans would be

District B-3, and the Planning Commission approved of that rezoning at their June 28, 2025 meeting and made a recommendation to Council for approval. If the rezoning application is approved, any other future plans will come back to the Planning Commissions for necessary review(s).

Mr. Claus wanted to confirm that Council is not voting on any specific site plans, they are just approving the rezoning. Ms. Gibboney agreed, saying there is no site plan at this time. They are looking at constructing a recreational field house at the site.

### **Adjourn Public Hearing #2**

**Motion by Mr. Artino to adjourn Public Hearing #2.** 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 (5)**  
**NAYS: None (0)**

There being a majority in favor, the motion passed and Public Hearing #2 was adjourned at 6:49pm.

### **Call to Order Regular Council Meeting**

The Vice-Mayor called to order the regular Council meeting of August 8, 2025 to order at 6:49pm. 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: **Sam Artino, Mark Claus, Joe Dike, Matt Grieves and Joel Hagy.** Members absent: **Monty Tapp and William Biddlecombe.**

**Motion by Mr. Dike to excuse the absences of Mr. Biddlecombe and Mayor Tapp.**

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: Dike, Grieves, Hagy, Artino, Claus (5)**  
**NAYS: None (0)**

There being a majority in favor, the motion passed and Mr. Biddlecombe and Mayor Tapp were excused from the meeting.

Staff in attendance: Interim City Manager Stuart Hamilton, Law Director Todd Shrader, Police Chief Terry Graham and Terri Welkener, Clerk of Council.

### **Approval of Minutes**

#### **Motion**

**Motion by Mr. Dike to approve the minutes of the regular Council meeting of July 22, 2025, as written.**

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: Dike, Grieves, Hagy, Artino, Claus (5)**  
**NAYS: None (0)**

There being a majority in favor, the minutes of the regular Council meeting of July 22, 2025, were approved, as written.

#### **Audience Comments**

The Vice-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. 2025-18 (second reading)**

**Motion by Mr. Grieves that Ordinance No. 2025-18 (AN ORDINANCE AMENDING TITLE THREE (UTILITIES) UNDER PART NINE (STREETS, UTILITIES & PUBLIC SERVICES CODE) OF THE CODIFIED ORDINANCES OF HURON, OHIO TO ESTABLISH A NEW CHAPTER 925 (HURON PUBLIC POWER REGULATIONS AND RATES)) 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: Grieves, Hagy, Artino, Claus, Dike (5)**  
**NAYS: None (0)**

There being a majority in favor, Ordinance No. 2025-18 was placed upon its second reading. The Law Director read the Ordinance by its title only.

Mr. Hamilton understands that any rate change for our customers is painful, and it is not a decision they take lightly. It is something they look hard at and work with the Utilities Commission to make sure that they are doing the lowest rate increase necessary. In 2024, the City hired a third party to do Cost of Service/Rate Review for Huron Public Power. The report submitted to the City was deemed by staff to be too aggressive and the Utilities Committee agreed. They internally reviewed the same information, backed out some things and took it down to a point where there is a minimal increase where they can actually pass on that will cover their additional costs for doing service, and any additional debt payments coming on for the third transformer to make HPP stronger and more resilient for our customers. The rate increases were attached to a flyer sent to each customer, and there will be an additional kW rate for a capital rider of \$0.0005/kWh. They also removed the \$650,000 revenue cap. By increasing only the rates, the cap would negate any gain from the rate increase. They also added a \$15 monthly minimum charge to cover meter maintenance and meter replacement costs. This will create a new section in the Codified Ordinances under Utilities for Huron Public Power. In the past, these rates have just been voted on by

Council by ordinance. This time, the rates will be codified so that they are codified the same way the water rates are to keep things consistent.

Mr. Artino said he assumes HPP's pricing would still be competitive. Mr. Hamilton answered that they would be far below other utilities. When they run comps for their customers, they show a minimum of 40% below. HPP only charges for distribution; they buy the power and sell it on at exactly what they buy it for (they have no markup for that). That really helps to keep the costs down. They are a pass-through for the power – they make enough to keep our distribution operation running and reliable.

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

### **New Business**

#### **Ordinance No. 2025-19 (first reading)**

Mr. Dike recused himself from the meeting and left Council Chambers at 6:56pm.

**Motion by Mr. Artino that Ordinance No. 2025-19 (AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HURON TO REFLECT THE REZONING OF APPROXIMATELY 15.49 +/- ACRES OF VACANT LAND OWNED BY OJD HOLDINGS LLC LOCATED ON BOTH SIDES OF RIVER ROAD, ERIE COUNTY, OHIO PERMANENT PARCEL NUMBERS 42-01720.000, 42-01720.001 & 42-01719.000, FROM THE CURRENT I-2 (GENERAL INDUSTRIAL DISTRICT) TO B-3 (GENERAL BUSINESS DISTRICT)) 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, Grieves, Hagy (4)**  
**RECUSE: Dike (1)**  
**NAYS: None (0)**

There being a majority in favor, Ordinance No. 2025-19 was placed upon its first reading. The Law Director read the Ordinance by its title only.

Mr. Hamilton had nothing to add outside of what was covered in the Public Hearing.

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

Mr. Dike returned to the meeting at 6:57pm.

#### **Ordinance No. 2025-20**

**Motion by Mr. Hagy that that the three-reading rule be waived and Ordinance No. 2025-20 (AN ORDINANCE AMENDING ORDINANCE NO. 2024-58, ADOPTED ON DECEMBER 18, 2024, TO PROVIDE FOR SUPPLEMENTAL APPROPRIATIONS FROM THE GENERAL FUND AND OTHER FUNDING SOURCES) 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, Artino, Claus, Dike, Grieves (5)  
**NAYS:** None (0)

There being five or more votes in favor, the three-reading rule was waived, and Ordinance No. 2025-20 was placed upon its first reading. The Law Director read the Ordinance by its title only.

Mr. Phillips explain that this supplement appropriations ordinance references two line items: (1) the ConAgra TIF Fund cash transfer from the prior meeting – this will appropriate that line item to an actual budget. The funds will be transferred from the General Fund to the ConAgra Fund; and (2) an increase to the Fire Fund. This will replace funds expended for the ambulance repair from an accident. This is directly offset by revenue from the insurance claim, so there is no budgetary loss.

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 of Ordinance No. 2025-20. Members of Council voted as follows:

**YEAS:** Hagy, Artino, Claus, Dike, Grieves (5)  
**NAYS:** None (0)

There being more than a majority in favor of adoption, Ordinance No. 2025-20 was adopted. The Ordinance as adopted was signed by the Vice-Mayor and Clerk of Council and will take effect immediately.

#### **Ordinance No. 2025-21**

**Motion by Mr. Grieves that Ordinance No. 2025-21 (AN ORDINANCE ESTABLISHING THE RATE TO BE PAID BY RESIDENTIAL PROPERTY OWNERS FOR THE PERIOD OF JANUARY 2026 THROUGH DECEMBER 2026 FOR RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL; AUTHORIZING AND DIRECTING THE DIRECTOR OF FINANCE TO CERTIFY THE COSTS OF SAME TO THE ERIE COUNTY AUDITOR FOR PLACEMENT ON THE TAX DUPLICATE FOR COLLECTION WITH OTHER CITY TAXES IN 2026) 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, Artino, Claus, Dike (5)  
**NAYS:** None (0)

There being five or more votes in favor, Ordinance No. 2025-21 was placed upon its first reading. The Law Director read the Ordinance by its title only.

Mr. Phillips stated that this ordinance references the City's garbage collection fees assessed to property taxes. He and the finance team did a deep-dive analysis on the fund, and this rate increase will allow the Fund to operate without subsidy from the General Fund. This has been done in the past, but he does not feel it is necessary for a service. This rate increase will be \$1.77 per unit, which represents a 7% increase over last year and slightly above the rate increase that Republic Services charges. Republic's rate increase

per the contract is 5% annually and the City historically been below that. This will catch them up to where they should be.

Mr. Hagy said we already know Republic's rate increase is 5% for next year, why is ours 7% - what is the reason for the additional 2%? Mr. Phillips answered that the City's rate increases have been below the 5% in the past. When the budget was appropriated for 2025, \$50,000 was transferred from the General to the Service Fund to make up the difference between the City's current rate and Republic's 5% annual increase. The proposed increase would solve that issue going forward. The Fund runs at a position where there is no profit for the City, they are just retaining a 1-month bill in the Fund for timing fluctuations. Mr. Hagy asked if we are playing catch-up for not increasing at the same rate as Republic. Mr. Phillips agreed. Mr. Claus added that, as discussed at the Finance Committee meeting held prior to this Council meeting, the City started with lower rate increases and is not charging any administrative fees. This is the catch-up. Mr. Hagy asked if once we are caught up, will future rate increases match whatever their increase is? Mr. Hamilton clarified that even though this increases the rate by 7%, this rate is still \$1 less than what Republic is charging the City. While the City is charging below the contracted 5% increase, the City wants to keep the fund level. The City received fuel recovery discounts with each month. Every time the gas rate is lower than contracted, they receive a credit on the bill. That's what enabled them in prior years not to charge that full 5%. Because fuel was up a little bit last year, there weren't as many credits applied to the bills. The rate increase will vary based on the amount of fuel recovery the City receives during the year.

Vice-Mayor Claus asked if there were any questions on the motion. There were none. Mr. Phillips explained that while they would like to have three readings on this ordinance, they must pass the ordinance on its second reading at the next meeting in order to meet the Auditor's deadline for assessments to appear on the first real property bill in 2026.

#### **Resolution No. 49-2025**

**Motion by Mr. Dike that the three-reading rule be waived and Resolution No. 49-2025 (AN EMERGENCY RESOLUTION TO AUTHORIZE PARTICIPATION IN THE PURDUE PHARMA SETTLEMENT AGREEMENT PURSUANT TO THE ONEOHIO MEMORANDUM OF UNDERSTANDING AND DECLARING AN EMERGENCY) 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: Dike, Grieves, Hagy, Artino, Claus (5)**

**NAYS: None (0)**

There being five or more votes in favor, the three-reading rule was waived, and Resolution No. 49-2025 was placed upon its first reading. The Law Director read the Resolution by its title only.

**Motion by Mr. Dike to place Resolution No. 49-2025 as an emergency measure.**

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: Dike, Grieves, Hagy, Artino, Claus (5)**



**NAYS:           None (0)**

There being five or more votes in favor, Resolution No. 49-2025 was placed as an emergency measure.

Mr. Hamilton explained that this State of Ohio Opioid Settlement-related legislation will allow the City to participate in the Purdue settlement. There are no numbers to go with this and no payment schedule. There are still other litigators trying to recover some of these funds before they get to the City. All this does is allows the City Manager to sign the Settlement Agreement and the City will receive the funds if and when they release it.

Mr. Hagy asked if the funds received will be restricted. Mr. Hamilton answered that they will be very restricted. They have a separate opioid fund that these payments go into, and will be used for opioid recovery. There are lot of restrictions around that; they are not the easiest dollars to spend. They will allow the City to use the funds for Narcan, opioid rehabilitation, etc. As that fund starts to grow, they will start working with the Municipal Court to see if they can use some of the funds when they have some of their people come back in needing help.

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:           Dike, Grieves, Hagy, Artino, Claus (5)**

**NAYS:           None (0)**

There being a majority in favor, Resolution No. 49-2025 was adopted. The Resolution as adopted was signed by the Vice-Mayor and Clerk of Council and will take effect immediately.

#### **Resolution No. 50-2025**

**Motion by Mr. Dike that the three-reading rule be waived and Resolution No. 50-2025 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH RAYMOND E. ENDERLE FOR THE REAL PROPERTY LOCATED AT PERMANENT PARCEL NUMBERS 42-01718.000, 42-01722.000 and 42-01721.000 AS REFLECTED IN THE RECORDS OF THE ERIE COUNTY, OHIO AUDITOR) 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:           Dike, Grieves, Hagy, Artino, Claus (5)**

**NAYS:           None (0)**

There being five or more votes in favor, the three-reading rule was waived, and Resolution No. 50-2025 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Hamilton explained that Mr. Enderle has farmed this property for the last couple of years and also farms the City's 8 acres out by Woodlands Elementary School. With the development of the River Rd. property not going ahead at this point, they would like to re-enter into a lease agreement with Mr. Enderle to continue farming that land. The rent was determined by calculating what he pays at the property by

Woodlands and converted it to the acreage on River Road. He is already farming this property and the City hopes it is only for another year so that they can get the property developed (Mr. Endlerle may disagree with this hope). The lease price is low but is already an incumbent and this will most likely be a short-term lease at \$5,000/year. Either party can terminate the lease with 30 days' notice.

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:** Dike, Grievess, Hagy, Artino, Claus (5)  
**NAYS:** None (0)

There being a majority in favor, Resolution No. 50-2025 was adopted. The Resolution as adopted was signed by the Vice-Mayor and Clerk of Council and will take effect immediately.

**Ordinance No. 2025-22**

**Motion by Mr. Artino that that the three-reading rule be waived and Ordinance No. 2025-22 (AN ORDINANCE TO ACCEPT THE CONCEPTUAL PLAN PREPARED BY TRIBAN INVESTMENT, LLC, FOR DEVELOPMENT OF THE FORMER CONAGRA PROPERTY, ERIE COUNTY PERMANENT PARCEL NO. 42-61270.001; AND DECLARING AN EMERGENCY) 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, Grievess, Hagy (5)  
**NAYS:** None (0)

There being five or more votes in favor, the three-reading rule was waived, and Ordinance No. 2025-22 was placed upon its first reading. The Law Director read the Ordinance by its title only.

**Motion by Mr. Artino to place Ordinance No. 2025-22 as an emergency measure.**

Vice-Mayor Claus 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, Grievess, Hagy (5)  
**NAYS:** None (0)

There being five or more votes in favor, the motion passed and Ordinance No. 2025-22 was placed as an emergency measure.

Mr. Hamilton stated that staff doesn't have a lot more to cover that wasn't already covered in the Work Session preceding the regular meeting. Thanks to Triban Investment for going through this long process. Thanks, also, to the Planning Commission for getting it this far, and he will thank Council after they vote.

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 of Ordinance No. 2025-22. Members of Council voted as follows:

**YEAS:** Artino, Claus, Dike, Grieves, Hagy (5)  
**NAYS:** None (0)

There being more than a majority in favor of adoption, Ordinance No. 2025-22 was adopted. The Ordinance as adopted was signed by the Vice-Mayor and Clerk of Council and will take effect immediately.

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

The Interim City Manager spoke on several topics:

**Utilities Committee** – We have an opening on our Utilities Committee. We should have a long line because people get really excited about it. We would like to thank Mitch Swanbeck who has been on various committees for many years. He knows the City's utilities inside-out and has a lot of inside knowledge. He has fought for the residents on the way through. His knowledge of the inner workings will be a huge loss to the Utilities Committee. We have an opening on that committee and applications are on the website, or they can call Terri at 41-433-5000, ext. 1102.

**Eastside Sidewalks** – This project is well underway. We anticipate that this will be completed by the end of August.

**Route 13 Crosswalks** – We are waiting on a few final submittals and lead times on some of the lights for the crossings. We expect that project to be completed by the end of October.

**Bike Lanes** – We plan on repainting the bike lanes from Berlin Road through to Williams Street. What that will entail is blasting off all of the existing paint that didn't work so well, crack seal it, and repaint it in green. It will be a reduced green configuration and it will be restriped with a high-visibility paint crossing the bridge decks. As we all know, even if it is only drizzling you can't see the white lines going across those decks. Sealmaster from Sandusky is going to come in and do the painting for us. All they are asking us to do is to pay for the paint itself. We thank them for their partnership on this project because when we put this out to bid, it resulted in a price we were not expecting. This will make it more affordable for us.

**Parks & Recreation** – The 2025 Youth Program and Sports Camps have all been completed for the 2025 season. In total, HJRD hosted 376 youth this summer season with the programmed camp offerings. Many of these programs were totally full. Fall Ball is here, which includes baseball and softball. This starts on Saturday, August 16th for baseball and Sunday, August 17<sup>th</sup> for softball. These programs are mostly full; however, there are a few spots left and you can sign up for those on the website. There was a very successful Kids Learn to Fish Day that took place at Dancing Waters Parking. Doug Steinwart and his staff did an amazing job and there was a great turnout. There were 30-40 kids who left with fishing rods, tackle bags, and tackle boxes. They got fed lunch and shaved ice. It was a fun day for them. We would like to thank all of our partners who made this possible. There was \$2,500 donated by the Wightman-Weiber Foundation, in addition to other donations from Fish Huron, Central Basin Bait, Tackle & Carryout and the Chris & Owen Kedas Memorial Foundation, AquaDoc and Pond Management, Cameo's by the Lake and

Kona Ice. It takes a lot of invested people to pull off a day like this for the kids. I am sure they would love to say thank you, as well.

Marine Patrol Boat – We received a donation from our anonymous donator, which was quickly turned around. We still have to stripe the new boat, install a new radio, sirens, lights and other equipment before it can be officially launched. Depending on availability of all of that equipment, the boat may not be available for service this year, at the end of the year, or in spring of next year.

Finance – Through July, income tax receipts are still trending positively at just over 14% higher than this time in 2024. Through the end of July, our total receipts were \$2.7 million. We will keep monitoring that and will keep Council up to date.

Budget – Budget time is here. The Finance Department will kick off budget season this week. The team will be meeting with the departments throughout August to develop their budgets and operating plans. It will go through the same schedule as it does every year. Staff will meet; they will go through the basics; and will then meet at a later date to tell them all the shiny things they can't have. The Finance Committee budget meetings will begin on October 20<sup>th</sup> at 5pm here in the Council Chambers for Community Development, Parks & Rec and Planning & Zoning. October 27<sup>th</sup> will be Services, Streets, Water, Refuse, Electric and Stormwater. November 3<sup>rd</sup> will be Public Safety. November 10<sup>th</sup> will be the quarterly meeting, and they will also do debt, capital reserves and carryover. They will meet on November 25<sup>th</sup>, right before the Council meeting with the first reading of the appropriations of what comes out of the Council meetings, and December 9<sup>th</sup> will be held as a spare meeting day. This extra day was needed last year because of union negotiations. The public is always to attend these Finance Committee meetings. We love the feedback. This is their budget as well as ours, so we encourage people to come and join us.

Finance Committee – We are sad to announce that Chuck Norton has resigned from our Finance Committee. Chuck has been part of the Finance Committee for as long as anyone can remember. His knowledge, attention to detail, understanding of our Chart of Accounts, and how we function will be very, very hard to replace. We will miss him sorely. With that being said, we currently have another opening on the Finance Committee, which is not as fun as the Utilities Committee. Anyone who knows anyone who thinks they may be interested, there are typically quarterly meetings, and at the end of the year it gets a little busier with the budget meetings. Applications are on our website, or you can call Terri at 419-433-5000, ext. 1102.

Hydrant Flushing – Staff are still working at flushing hydrants throughout the City. They have worked from the water plant out east. They are now back at the water plant and will start moving west. Any questions or comments can be directed to Jack Evans, Water Superintendent at 419-433-9502.

Streets Department – The Streets Department has finished curb painting for the year. They will now move on to storm maintenance and crack sealing. Please remember that when you see the crews out working in the roadways, slow down and give them plenty of room.

Personnel – The City is sad to announce that Kyle Capodice is resigning from the swing shift position at the water plant. This position continues to be a problem position for us. It is a high-turnover position because of the challenging and fluid schedule. It is a day work position, but they cover all of the shifts that the shift people can't cover. It can be very challenging at times. This will be third person we have lost since

I have been here. We have been conducting interviews, and the Water Superintendent has a few good options we are looking at. We will keep working on how we can make that position a lot more palatable so that we can start keeping people there a little longer.

Upcoming Meetings – Planning Commission on Wednesday, August 20<sup>th</sup> at 5pm in Council Chambers; final Council meeting of the month on Tuesday, August 26<sup>th</sup> at 6:30pm in Council Chambers.

Mr. Dike has had numerous residents ask him if the City recommends any electrical suppliers that they can contact. Do we have a list of anybody that they can contact? A lot of people have seen an increase in their electric bill over the past couple of months, so they are looking for other alternatives like the City used to offer. Mr. Hamilton answered that the best advice they can give is to the Apples-to-Apples online. It is a PUCO electric aggregation comparison site. There, they can pick their supplier at a lower rate. One warning is to look at what they are offering. The lowest price is not always the best. A lot of times you will see a nice long rate, but it is over a long period and there are costs to get out of that aggregation. Ideally, what you want to do is pick a rate that is a set rate (not variable) for a short term because electric prices are very volatile right now, and make sure there is no cost to leave that aggregation early. We, as a City, keep talking to the suppliers. When we can get a price that can beat Apples-to-Apples, we will reaggregate for the community and we will go through the same thing we did the last time. They will get notified – they can opt-in or they can opt-out. Some of the questions he gets include, why can't the City match Apples-to-Apples. The answer is they are not shopping basic residential rates. What the City offers is a straight-up plan, what you see is what you get. If we can only match Apples-to-Apples, they are really not benefitting anyone by aggregating at that price. We are looking for additional savings on top of those rates and then they will reaggregate for the community.

Mr. Dike asked about stormwater on Grand Forest Beach. He has had numerous calls and was asked to speak to some individuals on Thursday. He asked Mr. Hamilton if he is available to come to the meeting. One of the questions is, who is in charge of stormwater? Is that the County or the City? Mr. Hamilton answered that when Grand Forest Beach was platted, it was platted in 6 or 7 zones. The streets were dedicated differently in each of those zones. In general, north of Cleveland Road, the streets are all private. That means that the utilities and stormwater are private, if there is even stormwater there. Grand Forest Beach is on the south side of Cleveland Road, as well. All of those streets were dedicated to public use, which means the City took them over. The City is responsible for those streets. The private streets north of Cleveland are the responsibility of the residents. They are responsible for the roads and stormwater. In general, throughout the City, storm ditches are the responsibility of the property owner that the ditch runs through. As water runs down through Grand Forest Beach (Bucyrus, Lima and all those roads down through there), it is the property owners' responsibility all the way out to Lake Erie. That is in our Codified Ordinances under Stormwater. Those residents still pay their \$5 stormwater fees (billed with water bill) and the City uses those funds to maintain stormwater infrastructure, which is storm pipes, culverts, catch basins, etc. He has had a mountain of conversations with residents in Grand Forest Beach. They are always trying to figure out how to move that water. There are a lot of problems going on there. The fact that the roads start anywhere between 4'-8' below Cleveland Road is a problem. There is also a problem that they peak in between Cleveland Road and Lake Erie – that means there is nowhere for the water to go. They have explained to those residents that if they create an HOA, the City will help them design whatever they need, but the City cannot put it in for them on private property. Mr. Dike asked if

Mr. Hamilton meant that the City would help with design costs, Mr. Hamilton answered that they will only "help." Mr. Dike said he will see what happens and will let him know if he gets any additional information.

Mr. Dike stated that traffic has become increasingly busy during the days. It seems like the traffic light is what is holding it up. There has been some maintenance on Route 2 so traffic has been diverting through the City. Is there anything we can do to speed that up? The traffic lights at Rye Beach Road are very structured for the amount of traffic that flows through there, including Cedar Point traffic. If you drive through the lights in town enough, if we change them to be more east-west, then the streets start backing up north-south. When you start playing with traffic lights and pattern flows, because they all have to flow together, you just create another set of issues. I can have Streets go out and look at them to see if we think we can reprogram them. Mr. Dike says it seems to be during the day from 11am to 2pm that the traffic is backing up all the way to Beachwood and it is at a very slow pace. It is also coming off of Berlin Road and it is not normal. Mr. Hamilton said a lot of that is caused by the back up on Route 2. Unfortunately, our lights are not going to help with that. They will look into it. Mr. Claus asked if there have been any changes to the timing of the City's lights that would have caused the backup, it is more likely it is people coming off Route 2 thinking they will avoid the traffic on the highway.

Mr. Hagy asked about the repainting of the bike lane, will there be white stripes inside the green? Mr. Hamilton answered that right now, the lanes are solid green. They are going to back down on the amount of paint. ODOT now says there shouldn't be any colored paint on the bike lanes – that's their guidance. Across the bridge decks, the paint just doesn't hold. They are going to paint either side of each intersection for 25' and that will be the only green put back down. The rest will be striped as a bike lane – it will have the bike symbols and chevrons, the divides, etc. Nothing will change on the actual design of the bike lane; there will just be less green paint down and it will a better-quality green paint than was used last time. The old paint will be removed first. Mr. Claus asked Chief Graham if he had any comments on the traffic issues. Chief Graham said it is because traffic is going down to 1 lane on Route 2. It may get worse when school starts. Mr. Claus asked what the timing is for the work on Route 2 – will that go until winter. Mr. Hamilton answered that it looks like it will go right to the end of the year.

Mr. Claus asked about all of the starts and stops on the eastside sidewalk project. Does this have to do with them saving the hardest areas for last, be it a culvert or otherwise? Mr. Hamilton answered that the contractor had to do their submittals for catch basins, storm drains, their final designs on the driveway aprons, etc. While they were waiting for those to be approved, they got the long shots done and out of the way. They will have catch basins, storm infrastructure, and driveway aprons to do later. Those are the things that will actually restrict people's access or cause delays. They will come back to do those areas so that they can work with each property owner to minimize the downtime. This will also include the flashing crosswalk beacons at Anchorage to Eagle Crest. This will be a brand new one going in.

### **Mayor's Discussion**

Vice-Mayor Claus said:

I don't really have a whole lot. Congratulations to Doug Steinwart and his Parks & Recreation Department staff on the Kids Learn to Fish Day. It was the first of, hopefully, an annual event. It was a big success and a lot of pictures have already been posted. We really want to thank all of the sponsors that made this event possible. Each kid got a fishing pole, tackle and lunch. That was a really amazing event.

We have openings on both the Finance Committee and Utilities Committee. With the upcoming election and uncontested candidates, we will probably have an opening on BZA coming up, as well. If you know of anyone interested, they can apply online and we will get you set up.

### For the Good of the Order

**Sam Artino** – I would like to thank Mr. Swanbeck and Mr. Norton. Mitch and I were neighbors for many, many years and I appreciate him helping us out when the time came out to ask him to get involved. I have worked with Mr. Norton on Finance Committees several times – you are right, he will be missed. He is a very knowledgeable person. I hope that we get some people to step up and volunteer for some of these positions. We are only as good as the people we represent. We need to hear from you, and we will you involved. We would be glad to have you.

**Joe Dike** – Because we do know who is running for an uncontested seat, we should include Mr. Harris on the Council packets so he can understand what is happening. I would like to thank Mitch Swanbeck and Chuck Norton. I personally know those individuals, and they have done a lot of great things for this community. I want to give my thanks to both for all of their efforts. The eastside sidewalk project looks great. A lot of people are commenting, and it makes this community safer for our kids – I love to see a lot of kids out there on their bikes and when they are going down that road without a sidewalk I get a little hesitant. It is awesome to see that. Thanks for all that effort there. Best of luck to Mr. Knez. ConAgra is one of the gems in this community – bringing the east side and west side together. I hope it is unbelievable. The best of luck to you.

**Matt Grieves** – I have nothing for the good of the order.

**Joel Hagy** – (directed to Clerk) Have we had any response to our invitations to the legislators. Ms. Welkener answered that there has been no response.

### Executive Session

None.

### Adjournment

**Motion by Mr. Hagy 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:** Hagy, Artino, Claus, Dike, Grieves (5)  
**NAYS:** None (0)

There being a majority in favor of the motion, the regular Council meeting of August 12, 2025, was adjourned at 7:39pm.

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

28 OCT 2025

  
Terri S. Welkener, Clerk of Council