

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Work Session Meeting Tuesday, February 27, 2018 at 5:30p.m.

A work session meeting of the City Council of the City of Huron, Ohio was called to order by Vice Mayor Trey Hardy on Tuesday, February 27, 2018 at 5:00p.m. in the Council Room of Huron City Hall, 417 Main Street, Huron, Ohio.

The following members of Council were present: Rick Schaffter, Trey Hardy, Christine Crawford, Sam Artino, Joe Dike and Glen Ginesi. Members absent: Brad Hartung.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Assistant to the City Manager Mike Spafford, City Engineer Doug Green and Management Services Coordinator ~ Clerk of Council Christine Gibboney.

New Business

Erie County Community Housing Impact and Preservation Program (CHIP) (information brochure attached and made part of the minutes)

Mr. White explained that \$350,000 in funding has been set aside for Huron through this Erie County program. Mr. Spafford reviewed program components and referenced the program is available to income-eligible homeowners: 1) Home Repair Program- No cost upgrades for qualified homeowners, repairs associated with safety concerns. 2) Home Rehabilitation Program- Total rehab of living space and all code violations to be addressed. He explained the county is asking the city to get information out to the public and direct any inquiries to Erie County and noting they will be hosting a public informational meeting. In response to a question by Mr. Artino, Mr. Spafford stated that the program does not include mobile homes. Mr. Ginesi referenced properties in the city with known issues and violations; Mr. Spafford noted that the city will be able to provide this information to those property owners. Mr. White noted information has been posted on the website and brochures are available.

County Extension of Bed Tax

Mr. White explained that he is talking with the county regarding their proposed extension of bed tax language relative to short term rental properties. He noted the city currently receives 3% bed tax from hotels which is collected by the county and distributed to the city, noting this generates roughly \$20,000 to \$25,000 in annual revenue which is allocated to the Parks and Recreation Department budget. Mr. White explained if the city does participate with the county, the city ordinance will need to be expanded to incorporate language and Ms. Alkire referenced the need for inspection qualification language to be added as well. Brief discussion on the current bed tax language ensued. He referenced past discussions relating to establishment of a Rental Registration Program, referenced other municipalities who have enacted this program, and members discussed the known neighborhoods where short term rentals are common as well as potential information that the city would want or need to require on a rental registration. Mr. White asked for Council interest in participating, the consensus of members agreed to have administration pursue information.

Public Broadband Utility

Mr. White noted he and Mr. Spafford continue to pursue information relative to a public broadband utility for internet service. He referenced the cities of Hudson and Fairlawn who have implemented the service and commenting that approximately \$1 million in revenue is being receipted; noting that the estimated cost to implement such a service is \$3 million. Mr. White referenced the current franchise fee the city receipts which provides \$135,000 annually, explaining that the city could terminate this contract. He noted he has spoken to Mr. Sudsina about the matter, noting that Mr. Sudsina worked with the City of Hudson on their financing. Mr. Spafford referenced the City of Fairlawn's program, noting it is managed by the city and reviewed the amenities the service provides to the community. Consensus of members advised administration the matter was worth investigating further.

Items appearing on the Council Agenda

Mr. White referenced the motions on the agenda (medical marijuana dispensaries), noting that people are expecting action to be taken and explaining he spoke to the Mayor who had advised to go ahead with the vote despite his absence. He referenced an email from Mr. Dike regarding his interest in adding a broader scope to Mr. Ginesi's motion. Mr. Ginesi noted he would be amending his motion to a 60 day limit for the Planning Commission process to come back to Council as administration has confirmed 60 days would allow enough time to get through the process and the addition of a restriction of 1,000 feet from schools. Discussion on the amendment ensued. Mr. White reviewed the procedural votes needed to take the motions off the table and to amend as these would each require 4 votes -majority of body as a whole, noting that Mr. Hartung is absent and Mr. Hardy would be abstaining. Ms. Alkire then addressed Mr. Dike's inquiry relative to broadening Mr. Ginesi's motion relative to his inquiry about a clinic on Williams Street, explaining that this business is operating under a permissible use, so any zoning modification that goes into effect will not have an effect on a current business in operation. She referred to existing nuisance laws if there were any problems or issues with this business. She explained that legislation and motions should have one purpose and the motion on the table relates to a conditional use permit, she advised against adding to this motion. Mr. Dike asked Ms. Alkire for assistance in preparing language for the next meeting; Ms. Alkire confirmed she would, noting the language will need to be very specific.

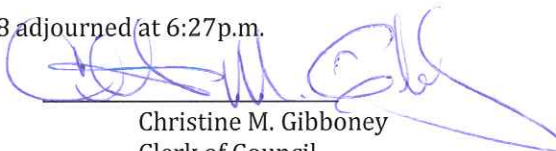
Mr. Artino referenced Section 3.09 of the Charter, noting he doesn't think the majority vote is based on the full body. Ms. Alkire explained Section 3.09 refers to resolutions and ordinances, not a motion, and adding that if not addressed in the code, Roberts Rules apply. She explained the motion would be to order in legislation, explaining that if the motion passes, then legislation is prepared. Mr. Artino disagreed with Ms. Alkire in the meaning of Section 3.09. He stated he would want to amend his motion to include language that the city prepares the ballot issue.

Ms. Alkire reviewed the procedural steps involved with referring motions that pass to the Planning Commission, the Planning Commission then provides a recommendation back to Council and Council will have to set a public hearing. She reviewed both motions on the agenda explaining the first motion, (Mr. Ginesi's), is a zoning modification and if it passes would go to the Planning Commission tomorrow night. She noted that this motion would allow a medical marijuana dispensary to operate as long as they were compliant. She explained the second motion, (Mr. Artino's), is a prohibition; if this motion passes the dispensary will not be able to operate. She noted that the two motions conflict with each other. Members continued discussing the details of the two motions and amendments proposed. Mr. Ginesi noted he believes his motion takes care of the issue with the location at the former Burger King as it would not be able to go into this location. Mr. Ginesi and Mr. Artino briefly discussed comments/concerns of citizens being shared with them: Mr. Artino commented that people are upset because administration knew information about the dispensary but the public was not informed; Mr. Ginesi commented that the majority of people he is hearing from are in support of a dispensary.

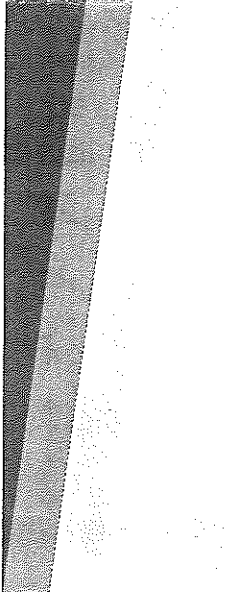
Mr. Artino asked Ms. Alkire about adding his desired language to his motion and how best to do this. Ms. Alkire advised he could amend his motion or rescind and introduce a new motion and provided him suggested motion language: A motion to order in legislation enacting a moratorium on medical marijuana dispensaries and presenting ballot language sponsored by the city.

Mr. White noted if the intent of the community is to not allow the dispensary at the former Burger King location, he reminded Council of the issue of timing with respect to when the state may award licensing. Mr. White responded to questions regarding what would happen if OPC was granted a license by the state; explaining that the city controls issuance of an occupancy certification and advised that the state would have to be informed of the pending actions.

The work session meeting of February 27, 2018 adjourned at 6:27p.m.

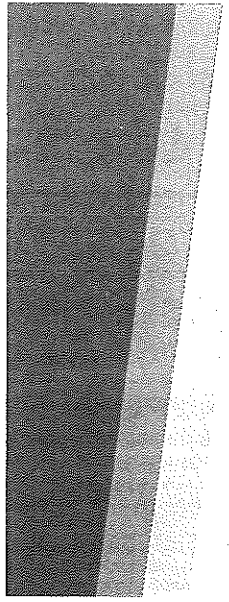


Christine M. Gibboney
Clerk of Council



The Erie County Community Housing Impact and Preservation (CHIP) program provides no-cost home repairs or rehabilitations for eligible homeowners who reside in Erie County. Repairs may include plumbing, electrical, roof, furnace, ADA modifications, water heater, insulation and other needs.

Erie County is proud to offer this opportunity with funding from the Ohio Development Service Agency, Office of Community Development (OCD).



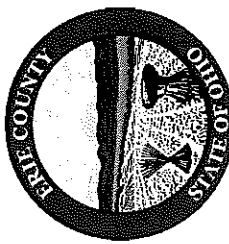
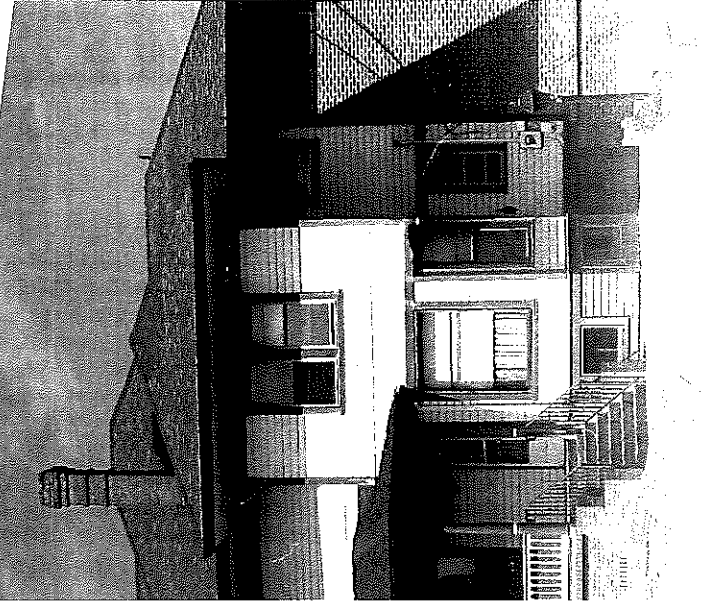
We create partnerships and opportunities to help individuals, families and communities thrive.

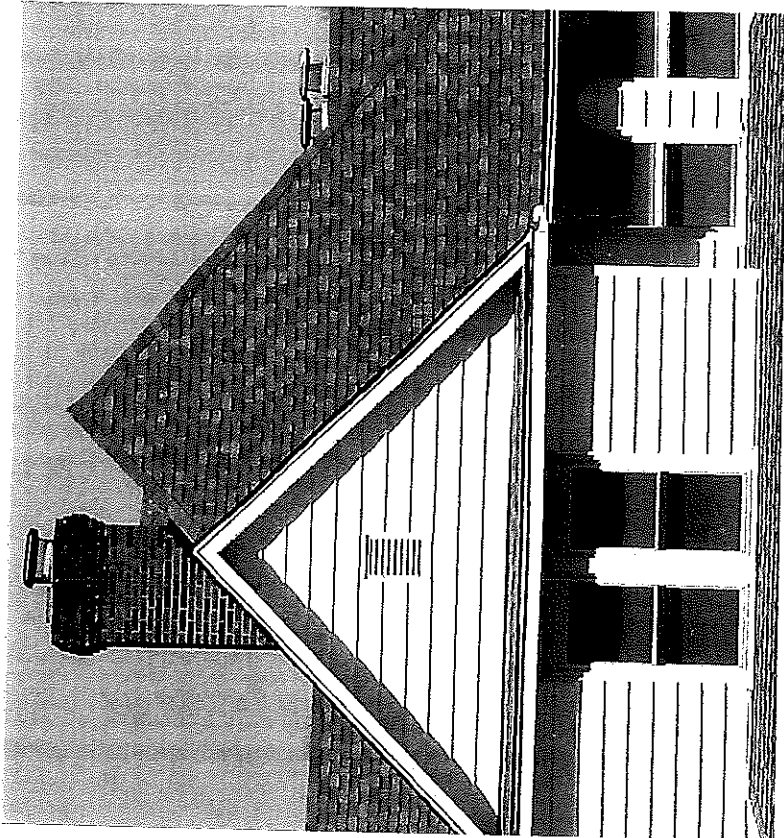
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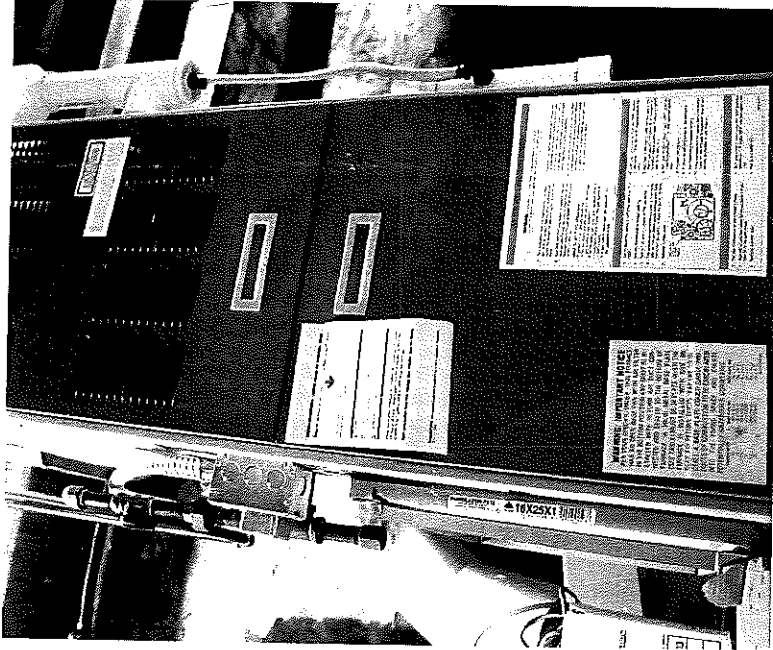
FREE HOME REPAIR!
Erie County Community
Housing Impact and Preservation





The Erie County Community Housing Impact and Preservation (CHIP) program offers no-cost home repairs and rehabilitations to income-eligible Erie County homeowners. Repairs may include roofs, water heaters, furnaces, electrical, insulation, ADA modifications, plumbing, and more.

The Home Repair Program provides no-cost upgrades and fixes for qualified homeowners. This grant-funded program requires no repayment by the homeowner. The Home Rehabilitation Program offers more extensive repairs and upgrades for homes. This program is funded partially through a grant that is forgivable over a five-year period and a no-interest deferred loan that is repayable at the time of sale, transfer of title or change in occupancy.



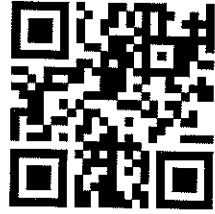
Home Repair and Home Rehabilitation Income Guidelines are as Follows:

Household Size	Gross Income Limit
1	\$36,850
2	\$42,100
3	\$47,350
4	\$52,600
5	\$56,850
6	\$61,050
7	\$65,250
8	\$69,450

LEARN MORE

CONTACT
 WSOS Housing & Energy
 419-333-6049

**APPLY
 ONLINE**



VISIT
[WWW.WSOS.ORG](http://www.wsos.org)

CHIP is administered by
 WSOS Community Action Commission.
 For more information on other WSOS
 programs, visit www.wsos.org.
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