

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Regular Meeting Tuesday, October 24, 2023 at 6:30pm**

**Call to Order**

The Mayor called the regular meeting of City Council 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, Monty Tapp, Joe Dike and Joel Hagy.** Member absent: **Matt Grieves.**

**Motion by Mr. Claus to excuse the absence of Mr. Grieves.**

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

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

There being more than a majority in favor of the motion, Mr. Grieves's absence from the meeting was excused.

Staff in attendance: City Manager Matt Lasko, Law Director Todd Schrader, Finance Director Cory Swaisgood (via Microsoft Teams), Planning and Zoning Director Erik Engle, Parks and Recreation Operations Manager Doug Steinwart, Service Director Stuart Hamilton, Police Chief Terry Graham 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. 2023-34 (third and final reading)**

**Motion by Mr. Artino that Ordinance No. 2023-34 (AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HURON TO REFLECT THE REZONING OF APPROXIMATELY 182.32 +/- ACRES OF LAND OWNED BY SAWMILL CREEK LLC, LOCATED ON THE NORTH SIDE OF CLEVELAND ROAD, ERIE COUNTY, OHIO PERMANENT PARCEL NUMBERS 39-01076.029, 39-01076.004, 39-01076.000, 39-01076.005, 39-00553.000, 39-00827.000, 39-00859.000, 39-00864.000, 39-00864.001, 39-01076.001, 39-01076.017 & 39-01076.003 FROM THE CURRENT R-1 (SINGLE FAMILY RESIDENTIAL) TO B-3 (GENERAL BUSINESS)) 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, Dike, Hagy, Biddlecombe (6)**  
**NAYS: None (0)**

There being more than a majority in favor of the motion, Ordinance No. 2023-34 was placed on its third and final reading. The Law Director read the Resolution by its title only.

Mr. Engle explained that the 12 parcels in question comprise the Sawmill Creek Resort. When those properties were annexed into the City, those parcels reverted to the R-1 designation per our Codified Ordinances. This matter was reviewed by the Planning Commission, who agreed that the rezoning to B-3 would allow for both the current use of the properties, as well as future expansion. This change is also consistent with zoning designations on adjacent properties. Throughout this rezoning process, there has been no feedback from the community.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Ordinance No. 2023-34. Members of Council voted as follows:

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

There being more than a majority in favor of adoption, Ordinance No. 2023-34 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately in accordance with Section 3.06 of the Charter of the City of Huron.

**New Business**

**Ordinance No. 2023-38**

**Motion by Mr. Claus that the three-reading rule be suspended and Ordinance No. 2023-38 (AN ORDINANCE AMENDING ORDINANCE NO. 2022-69, ADOPTED ON DECEMBER 27, 2022, 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, Dike, Hagy, Biddlecombe, Artino (6)**  
**NAYS: None (0)**

There being five or more votes in favor, the motion to suspend the three-reading rule passed and Ordinance No. 2023-38 was placed upon its first reading. The Law Director read the Ordinance by its title only.

Mr. Swaisgood said that this ordinance requests additional budget out of the General Fund and the Water Fund. The General Fund is specific to the Police Department relating to additional training expenses budgeted for \$5,000, which is offset from a State grant. In addition to that \$8,200 is being requested to repair hail damage to a cruiser from a few months ago. That \$8,200 will be reimbursed through the City's insurance, so that will net to zero. The Water Department is in need of additional appropriations to

numerous water main breaks during 2023 and annual maintenance costs for the new meters for this year - \$20,000 is being requested there. That will be paid through the water rates charged to customers. There are sufficient funds in the Water Fund to be able to increase this budget.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Ordinance No. 2023-38. Members of Council voted as follows:

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

**NAYS: None (0)**

There being a majority in favor of adoption, Ordinance No. 2023-38 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately in accordance with Section 3.06 of the Charter of the City of Huron.

**Resolution No. 69-2023**

**Motion by Mr. Hagy that that the three-reading rule be suspended and Resolution No. 69-2023 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIRST AMENDMENT TO FORM OF CONTRACT FOR RESIDENTIAL WASTE COLLECTION AND RECYCLING SERVICES WITH REPUBLIC SERVICES INC., WHICH ORIGINAL AGREEMENT WAS AUTHORIZED BY HURON CITY COUNCIL IN RESOLUTION NO. 44-2023 ADOPTED ON JUNE 27, 2023, IN ORDER TO CORRECT SCRIVENER'S ERRORS CONTAINED IN THE ORIGINAL CONTRACT) 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, Dike (7)**

**NAYS: None (0)**

There being five or more votes in favor of the motion, the three-reading rule was waived and Resolution No. 69-2023 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Hamilton stated that during a monthly audit of the Republic Services invoice, they noticed that one of the rate tables was incorrect. The service listed was correct, but the amount listed in the chart was incorrect. This just tidies up that table to reflect what it should be. This will end up being a net change in our favor of \$117.12. This is just for the City's portion of their dumpster collection, and has nothing to do with residential rates.

Mr. Biddlecombe commented that when the original ordinance was passed, it had to go through three readings. For transparency's sake, he asked Mr. Hamilton to explain to the public in the audience and those watching at home why this amendment does not require three readings. Mr. Hamilton answered that in the original legislation there were two portions. There was a resolution to authorize the contract, and there was an ordinance authorizing the rates to be charged to the residents. The ordinance had to go through 3 readings because it is a rate ordinance. This legislation is adjusting the contract relating only to the City's services, and not to the residents' rate structure, so that is not included in the ordinance.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Resolution No. 69-2023. Members of Council voted as follows:

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

There being more than a majority in favor of adoption, Resolution No. 69-2023 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

**Resolution No. 70-2023**

**Motion by Mr. Claus that the three-reading rule be suspended and Resolution No. 70-2023 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL AND ENTER INTO A CONTRACT MODIFICATION WITH OHM ADVISORS FOR SUPPLEMENTAL ENGINEERING CONSTRUCTION DESIGN AND BIDDING SERVICES RELATED TO THE 2023 PAVING PROGRAM IN AN AMOUNT NOT TO EXCEED EIGHTEEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$18,700.00), BRINGING THE TOTAL COST OF ENGINEERING CONSTRUCTION DESIGN AND BIDDING SERVICES FOR THE PROJECT TO THE AGGREGATE AMOUNT OF FIFTY-TWO THOUSAND TWO HUNDRED AND 00/100 DOLLARS (\$52,200.00)) 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, Dike, Hagy, Biddlecombe, Artino (6)  
**NAYS:** None (0)

There being five or more votes in favor, the motion to suspend the three-reading rule passed and Resolution No. 70-2023 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Hamilton explained that this project has taken a lot of engineering time to try and figure out what to do with it. The original agreement was for \$33,500, and as everyone knows, as they went through this and did more investigation, the existing conditions did not let them carry out what they originally wanted to do. They had to go back to the drawing board and figure out how to tackle the issue, and used up the original agreement amount. What this \$18,700 does is get those plans in order to get them out to bid so they can carry out this project.

Mr. Claus confirmed for Council and the audience that the plan is still to bid this out before the end of the year and hopefully, do the work this spring. Mr. Hamilton agreed that that is the plan.

The Mayor asked if there were any further questions on the motion. There being none, the Mayor directed the Clerk to call the roll on final adoption of Resolution No. 70-2023. Members of Council voted as follows:

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

There being more than a majority in favor of adoption, Resolution No. 70-2023 was adopted. The Resolution 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:

**Oster's Mobile Home Park** – We continue to work diligently with all of our partners. As of the time of this meeting, we believe that 21 of the 27 households have physically relocated. Of those 21, 5 of those are trailers that have been physically moved to another location. There are 2 trailers that are yet to be moved, which will happen in the upcoming weeks, weather permitting. In recent days, additional households have located housing and will be relocating offsite, as well. Of the 6 that are remaining, only 3 are still needing to identify housing. We do believe that in the next day or two, that number will drop to 2 houses still needing to identify housing. We have commenced demolition activity at the site, and these are for units that are owned by the City, Oster's Mobile Home Park, LLC, or Robert Day, individually. Again, as of today, there are 12 mobile homes that have been demolished and additional site clearing and grading is well underway. We are in receipt of the asbestos survey as of yesterday afternoon. We have not thoroughly reviewed that, so Mr. Hamilton and I will look that over this week. That survey is specific to the residential house in the middle of the park, which has to go through an asbestos survey prior to us bidding out that demolition. That's going to be very telling as it relates to the ultimate cost – it can fluctuate pretty significantly, depending on the results of that asbestos survey.

**Residential Development on Main Street Across from Comfort Inn** – The Planning Commission approved the site plan last week for the eventual construction of 14 market-rate townhouses to be constructed on the private vacant lot on the west side of Main Street. This type of development is supported by both the Vision 2020 Master Plan and the soon-to-be-recommended Downtown Main Street Master Plan. We are excited of the proposed investment by Mr. Ruta in the City, and we are excited to get that project moving forward.

**Shawnee Elementary School** – I know this is not, certainly, the City's responsibility from an ownership standpoint, but I know Council continues to get hounded with inquiries as it relates to the intended use of that site. Although we cannot say with absolute certainty what the intended use will be, with pretty quick and easy research, it seems to suggest that the site has been purchased by a company that operates in the educational/charter school field. If true, the addition of an alternative educational choice for students and families can be viewed as a positive; however, there is pretty significant evidence that incoming charter schools tend to draw students, in part, from local school districts, such as Huron Local Schools, Firelands Montessori and even potential nearby school districts, which could be financially damaging to those institutions. There is some concern, if that is truly the case. If any additional information is made available to the City, we will certainly share that with Council and the broader community.

Service. I do want to make a note related to the Fall Leaf Pickup Program. We have begun fall leaf pickup, which started yesterday, October 23<sup>rd</sup>. This will be done on a rotating basis with crews heading from the east side of town to the west side of town. Minimally, we expect them to make 2 trips through town. Historically, they have done about 3 or 4, but we anticipate those crews moving through town through at least December 8<sup>th</sup>, weather-contingent. As a reminder, the City will offer two methods of pickup. Method 1 is bagged, curbside pickup. All City residents that receive services from Republic have access to unlimited weekly yard waste collection, including fall leaf season. Residents can continue to leave bags in place at the curb for weekly pickup. Leaves will need to be in cans marked "Yard Waste" or in yard waste paper bags. Cans and bags can contain any acceptable yard waste materials. Method 2 permits residents to place leaf piles at the curb to be picked up by the City's Street Department. Reminder – the Leaf Pickup Program will begin, as mentioned, on October 23<sup>rd</sup>. These leaf collections will be done on a rotating basis, east to west, with a minimum of 2 trips, and will continue through December 8<sup>th</sup>, weather-contingent. When utilizing Method 2, please adhere to the following guidelines: (1) leave piles must be placed within 6 feet of the curb, (2) pickup is for leaves only, no sticks or other yard waste materials are permitted, and (3) do not place leaves in the street or behind parked vehicles – they will not be pickup up. Piles of leaves that fail to meet these guidelines will be painted with an "X" and will not be collected. If you have any questions about the process, please contact the City of Huron's Streets Department at 419-433-9504.

Zoning Code and Planning – Staff presented the final draft of the Main Street Downtown Plan at the Planning Commission meeting last week. The Planning Commission voted unanimously to recommend that plan, as currently designed, to City Council. Mr. Engle is working with OHM to select a final date for that presentation to be made to City Council at an upcoming meeting.

Tree and Sidewalk Assessment Program – We started the inspection process for both our tree assessment program and our sidewalk assessment program. We started with neighborhoods including Huron Heights, Oklahoma and South Main Street. I believe that 85 courtesy letters were sent out either yesterday or today to property owners that either have sidewalks violations or tree violations. These were purely a courtesy letter, not a formal violation letter – just to provide some additional time to those property owners. Obviously, as part of those communications, anyone with questions will be directed back to the Planning Department. If any Council members get questions or calls (because we did send out 85 letters), please direct that traffic to our Planning Department as this is a new process/program for the City.

Finance Department – The September Financial Report has been submitted and sent out to the Finance Committee and Council. Income tax revenue was up 7%, or \$225,000, from September of 2022. This increase seems to be mostly due to Ardagh expansion, but also does include some growth at Sawmill Creek Resort as relates to the annexation, and Mucci Farms. The unencumbered General Fund balance at the end of September was \$2.2 Million, which is 36% of annual expenditures. This is showing significant growth compared to 2022, and is most notably related to interest earnings, which are up 366% from this time in 2022. In addition, Nickel Plate parking revenue has had a strong August and September, as those have exceeded budget by \$5,000. There is a link to the September Financial Report in the Manager's Report.

Personnel/Administration – First off, with our Boards and Commission, this is something we want to start doing annually, but the City has recently sent out letters to all Boards and Commissions who have members whose terms are set to expire. The City anticipates doing this annually moving forward. The

intent of the letter is to let Boards and Commissions know whose terms are set to expire, and detail to the incumbents or interested parties, what steps they can take to apply or reapply to the City to stay on their respective Board or Commission. This is something we want to do as a reminder to all folks.

Secondly, as the City always tries to look for ways to improve our communications, both internally and externally, we are exploring, as part of the 2024 budget process, adding a position to the Administration that would be partially focused on communications. Again, the Council has elevated the level of transparency over the past 4 years. We always know that we can be better, and we can always look to diversify how to connect with residents and stakeholders. Things this position would be responsible for and involved with would be managing press releases, ground breakings, ribbon cuttings, social media accounts across all departments, news stories, newsletters, annual reports, e-newsletters and website administration once we roll out our new website next year. Again, we will be looking to add this position in 2024, if budget permits and Finance Committee and Council agree. More details will be forthcoming over the next couple of weeks.

Upcoming Meetings – There is a Records Commission meeting this Thursday, October 26<sup>th</sup> at 9:00am in the main conference room; we will have our second Finance Committee Budget Meeting on Monday, October 30<sup>th</sup> at 4:00pm in Council Chambers, and I believe that relates to utilities, streets, engineering and things like that.

Save the Date for Winter Fest – I know more details will be forthcoming, but please everyone save the date on Saturday, December 2<sup>nd</sup>, which will be Winter Fest 2023. We will get more details as the weeks pass.

Meet the Candidates - Tomorrow, the Huron Chamber of Commerce will be sponsoring a “Meet the Candidates” night at 6:00pm at McCormick Jr. High auditorium. That is open to the public.

Mr. Biddlecombe said he had one comment about the communications position. He thinks it is a really good idea. When he got on Council, he made a point to be as transparent as he can be using, mainly, social media. However, what he found is that not everyone sees that. He knows the City has done a very good job with transparency, as well. They have inserts in the water bills, quarterly newsletters, things like that. He had one person tell him that when they see the quarterly newsletter, they just toss it out. He knows that not everyone receives a water bill, and some people even have automatic deductions, so we can always do better with communication. The fact that some people don't necessarily see that we're being transparent, leads them to believe that we are not, which then brings distrust with Council. I look forward to this going forward. Mr. Lasko added that what they have learned, and it is fair, is that there isn't a silver bullet in which they can connect with every resident. Everyone gets their information differently, everyone has different comfort levels engaging with Council and staff. He thinks that we need to continue to look for ways to be as exhaustive as possible within their financial means. As they go through the budget process, this is something they certainly want to prioritize, if they can. They can always be better and try to better connect with their constituency through as exhaustive means as possible.

#### Mayor's Discussion

Mayor Tapp said:

I don't have a whole lot, but I want to thank Mr. Lasko for his continued work on the Oster's project. With everything that has happened to date, I think it is going as well as it can. He's super-excited about getting these people into new housing, and I will let you know that Matt has been working extra long hours, staff included. I just want to thank the staff and the City Manager for continuing with this effort to get this taken care of.

I do want to bring up, if anybody gets the chance, to run out and take a look at the new tennis and pickleball courts. Those things are amazing. Great job, Parks Department, Stu and everyone who had a hand in on that. Thank you.

When I drove up here tonight, there was probably, I'm guessing, between 20-25 people inside the fish cleaning station. Everything is going good and everybody is keeping it nice and clean. This is a trial in progress, and he knows there is a sign out there (he was asked about that) that it closes on the 30<sup>th</sup>. We are going to have discussions, weather-dependent and stuff like that, to maybe extend it with the Fall Brawl and everything going on. We will keep an eye on that. Hopefully, everybody is enjoying it – it looks like they are, and it is getting used.

I want to mention again, like Mr. Lasko said, tomorrow night at McCormick School is Meet the Candidates at 6:00pm, candidates show up at 5:30pm. There will be questions posed to the candidates, and a question-and-answer session. If you are available, please show up.

Before Mr. Biddlecombe gets it in, I want to wish the volleyball team luck this week – I think it's tomorrow night, also.

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

**William Biddlecombe** – I want to thank staff for all of their hard work. I would like to let residents know that that next large item garbage day will be Monday, November 6<sup>th</sup>.

Takeaways from the last School Board meeting – I did have a conflict with the Cemetery Board meeting, as well, that night, but I did show up to the School Board meeting and they were already in Executive Session. When they came out, they did not have any action afterwards. I ended up watching their video, and it made me appreciate the service that we have here for our meetings, because they had no video, it was all audio on YouTube, and the sound cut out a few times. A couple of things to note are that the transaction for Shawnee did close, as Mr. Lasko mentioned earlier. Due to the fact that there was storm damage, they had cleaned up the property, but they negotiated that they were not going to actually fix it, but deduct the cost of fixing the property from the total amount. After all of that and fees, they were able to a little over \$4.49 Million (amount corrected to \$1.49 Million at a later meeting) into their bank account. Dr. Tatman did indicate that the owners did seem like they wanted to use the building, and that they know it's zoned R-1 for residential single-family, which would be either a school or a church. He thought that they would probably operate as a school or a church, and was leaning more toward school. None of the School Board Members seemed to know anything about what, I guess, able to find easily. Anyway, that was the gist of the School Board meeting.

I also want to remind everyone – because this question gets asked a lot – that trick-or-treating is on Tuesday, Halloween day, from 5-7pm, rain or shine. However, neighborhoods and vary from that are



Huron Height, which will also be on Halloween, but theirs is from 6-8pm, and Eagle Crest, which will be on Saturday from 6-8pm.

I would like to congratulate the Girls Cross-Country team, who not only are SBC Champions, but are also District Champions and will go on to compete in Regionals next week. As Mayor Tapp mentioned, congratulations to the volleyball team on their district semi-final win last night. They will compete in the District finals tomorrow. As Mr. Dike mentioned, the Tigers won big over Clyde two weeks ago to finish off their regular season home games, and even though they were unsuccessful at Edison last Friday in their regular season finale, their strength of schedule has ensured that this Friday at 7pm, we will host a home playoff game for Round 1 of the Division V Region 18 playoffs, and it will be a rematch against Genoa. Please come out and support all of our local events, programs, and student athletes, and Go Tigers!

**Sam Artino** – I just want to say that I agree with what Mr. Biddlecombe said, this new position is another example of the ongoing attempt by staff, Council and this administration to continue transparency and communications. Two-way communication is always the best, so we want to hear from people. I think that's just another addition that will help. Once again, the hard work that is going on with the trailer park, I think I want to commend the staff for all of their hard work in following up with that. That shows our compassion and our concern for our citizens.

**Mark Claus** – Nothing further tonight, thank you.

**Joe Dike** – I would like to say, "Best of luck," to everybody in the upcoming elections at all levels – very good luck to all of you. Also, best of luck to now only the volleyball team, but I also believe the Tigers are playing football in the playoffs.

**Joel Hagy** – I have nothing for the good of the order.

#### Executive Session

**Motion by Mr. Claus to move into executive session for consideration of the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with R.C. 505.10, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest, and to invite Mr. Lasko, Mr. Hamilton and Mr. Schrader.**

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

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

There being more than five votes in favor of the motion, Council moved into executive session at 7:04pm.

#### Return to Regular Meeting

Council returned to the regular meeting at 7:35 pm. The Mayor stated that no further action will be taken, and will entertain a motion to adjourn the meeting.

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

**NAYS: None (0)**

There being a majority in favor of the motion, the regular Council meeting of October 24, 2023 was adjourned at 7:34pm.

Adopted: 01 DEC 2023

  
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Terri S. Welkener, Clerk of Council