

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Regular Meeting Tuesday, February 22, 2022 at 6:30 p.m.

Call to Order

The Mayor called the regular meeting of Council to order at 6:30pm on February 22, 2022 in Council Chambers at Huron City Hall. 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 regular meeting of Council. The following members of Council answered present: **William Biddlecombe, Mark Claus, Monty Tapp, Joe Dike, Matt Grieves, Joel Hagy**. Council member absent: **Sam Artino**

Motion by Claus to excuse Mr. Artino's absence from the Council meeting.

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

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

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

Staff participating in the meeting: City Manager Matt Lasko, Law Director Todd Schrader, Planning and Zoning Manager Erik Engle, City Engineer Russ Critelli. OHM Engineer Larry Fridrich, Finance Director Cory Swaisgood and Clerk of Council Terri Welkener.

Approval of Minutes

Motion by Mr. Dike to approve the minutes of the regular Council meeting of January 11, 2022, as written.

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

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

There being a majority in favor, the motion was approved.

Audience Comments

The Mayor advised any audience members wishing to speak to approach the podium, state their name and address for the record, and they will have 3 minutes to address Council.

None.

Old Business

None.

New Business

Resolution 17-2022

Motion by Mr. Dike that the three-reading rule be waived and Resolution 17-2022 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATIVE AGREEMENT WITH HURON TOWNSHIP FOR FUNDING FOR THE CLEVELAND ROAD EAST SIDEWALK EXTENSION TO HURON GREEN) be placed upon its first reading.

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

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

NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 17-2022 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko said Resolution 17-2022 is a follow-up to related legislation that came before Council a meeting or two ago approving the City's application to seek funding for \$93,414 through the Erie Regional Planning Commission MCO with some leftover Coronavirus Response funding they have. The City is planning to make that application by the end of the month (February 25th). As part of that project, because it is multi-jurisdictional within the City and Township to extend those sidewalks from Gateway Blvd. to Huron Green, it is necessary have a pretty simply cooperative agreement stating that they are both aware of the project, and intend to work together. It acknowledges that the City and Township are seeking out funding for the project, as well. The Township has made application to ODOT for some funds for rural projects that they are waiting on. This cooperative agreement is a required piece for the application process. The Township considered this agreement at their meeting of February 14th, and did approve the draft of the agreement that is before Council.

Mr. Dike inquired as to the anticipated timeline for the project to be completed. Mr. Lasko answered that we currently have a very high-level agreement with the Township, and he thinks that they should see where these initial funding requests land so that they understand what the general fund or capital commitments may be for the City and Township. With that said, he said that they do want to move forward with designing the project this year. The City has already set aside our portion of the design costs. At the earliest, this would be a 2023 project; it could, depending on where the Township lands and where they are from a budgeting standpoint, slide to 2024. Most aggressively, they would love to see it happen in 2023.

The Mayor asked if there were any further questions or discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 17-2022. Members of Council voted as follows:

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

NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 17-2022 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 22-2022

Motion by Mr. Biddlecombe that the three-reading rule be waived and Resolution 22-2022 (A RESOLUTION AUTHORIZING THE CITY MANAGER, ON BEHALF OF THE PLANNING AND ENGINEERING DEPARTMENTS, TO FILE A GRANT APPLICATION TO THE OHIO DEPARTMENT OF TRANSPORTATION- SAFE ROUTES TO SCHOOL PROGRAM FOR POTENTIAL FINANCIAL ASSISTANCE TOWARD THE CLEVELAND ROAD EAST-SIDEWALK EXTENSION TO HURON GREEN PROJECT) be placed upon its first reading.

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

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

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 22-2022 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko explained that this is an additional funding request for the same project he just covered. The Ohio Department of Transportation has a Safe Routes to School program that allows the City to apply for up to \$400,000 for project costs, whether that's design or construction. These applications are due early on March 4th, and this legislation seeks permission to make application to ODOT for the same project. He was remiss with the last resolution to mention that there are only very high-level designs of where the sidewalks would go in terms of the north side or the south side, and Councilman Hagy had a question on one of the renderings that showed a crosswalk in a 45mph zone versus a 35mph zone. He wanted to stress that what's being submitted as part of these applications is purely preliminary – they haven't gotten to the engineering or community outreach process that will really dive into the detailed design. Those things will come as these projects move forward.

Mr. Hagy asked how far south the Berlin Rd. sidewalks would extend. Mr. Lasko said that relates to the next Resolution, and he would answer at that time.

Mayor Tapp asked if we receive these funds or grants, could those funds be used to cover the engineering fees? Mr. Lasko answered that these funds can be used for engineering. Ultimately, there has to be a very detailed agreement between the City and Township that lays down who's paying for what portions of the approximately \$550,000 project, who's handling the permitting process, construction, inspections, etc. The prior cooperative agreement commits to the relationship and partnership, but there will have to be a more detailed partnership agreement.

The Mayor asked if there were any further questions or discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 22-2022. Members of Council voted as follows:

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

There being a majority vote in favor of adoption, Resolution 22-2022 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 24-2022

Motion by Mr. Grieves that the three-reading rule be waived and Resolution 24-2022 (A RESOLUTION AUTHORIZING THE CITY MANAGER, ON BEHALF OF THE PLANNING AND ENGINEERING DEPARTMENTS, TO FILE A GRANT APPLICATION TO THE OHIO DEPARTMENT OF TRANSPORTATION- SAFE ROUTES TO SCHOOL PROGRAM FOR POTENTIAL FINANCIAL ASSISTANCE TOWARD THE BERLIN ROAD PEDESTRIAN PATH PROJECT) be placed upon its first reading.

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

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

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 24-2022 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko said that this is another grant request for the same program as the previous piece of legislation to the Ohio Department of Transportation through their Safe Routes to School Program, again seeking permission to request up to the maximum \$400,000 grant request as part of this project. This project entails approximately 1,500 linear feet of sidewalk within the right-of-way from the Berlin Road entrance to Shawnee Elementary southward to the railroad tracks, given the small number of houses south of the railroad tracks.

Mr. Claus called attention to the description in the summary that is incorrect. The Clerk explained that the legislation is correct, and that it had been corrected on the public side.

The Mayor asked if there were any further questions or discussion on the motion. There being none, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 24-2022. Members of Council voted as follows:

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

There being a majority vote in favor of adoption, Resolution 24-2022 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2022-13

Motion by Mr. Hagy that the three-reading rule be suspended and Ordinance 2022-13 (AN ORDINANCE ESTABLISHING FUND 850 – DEVELOPER DEPOSITS FUND AND DECLARING AN EMERGENCY) be placed upon its first reading.

The Mayor asked if there was any discussion 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, Claus, Tapp, Dike, Grieves (6)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2022-13 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Hagy to place Ordinance 2022-13 as an emergency measure.

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

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

There being five votes or more in favor, Ordinance 2022-13 was placed as an emergency measure.

Mr. Swaisgood said that there are two ordinances on the agenda relating to the creation of two custodial funds. These are fiduciary activities used to record amounts that are in the City's possession, but are collected on behalf of another party. Fund 850 is related to the City's Planning and Zoning Department process for developers' deposits that come into the City. While this has been collected in the past, there has been an uptick in activity over the years. Currently, those deposits are being tracked in the City's Economic Development Fund. Per Ohio Revised Code, the City is allowed to create a separate fund to help better track and account for these deposits. The City's Planning and Zoning Department will receive the deposit and through the City's Engineer (OHM) and Erie Soil & Water, plan reviews and inspections are done. The City collects the deposits and issues checks based on invoices that come in from OHM and Erie Soil & Water. At the end of the day, when the project is closed out, any funds remaining will go back to the developer. This funds will better track and organize those deposits coming in and payments going out.

The Mayor asked if there were any further questions or discussion on the motion. There being none, he directed the Clerk to call the roll on the final adoption of Ordinance 2022-13. Members of Council voted as follows:

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

There being a majority vote in favor of adoption, Ordinance 2022-13 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2022-14

Motion by Mr. Claus that the three-reading rule be suspended and Ordinance 2022-14 (AN ORDINANCE ESTABLISHING FUND 804 – CREDIT MEMO FUND AND DECLARING AN EMERGENCY) be placed upon its first reading.

The Mayor asked if there was any discussion 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, Grieves, Hagy, Biddlecombe (6)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was suspended and Ordinance 2022-14 placed on its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Claus to place Ordinance 2022-14 as an emergency measure.

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

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

There being five votes or more in favor, Ordinance 2022-14 was placed as an emergency measure.

Mr. Swaisgood explained that this is another custodial fund. Fund 804 is specifically related to the new utility billing software purchased by the City. They currently near the end of implementing that new software. This has nothing to do with what customers will see on their bills, but is specifically related to a custodial fund to hold customer credit payments (monthly budget billing) that is not technically the City's money at that point. Once the City issues a bill, the funds are then applied to the amount due.

The Mayor asked if there were any further questions or discussion on the motion. There being none, he directed the Clerk to call the roll on the final adoption of Ordinance 2022-14. Members of Council voted as follows:

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

There being a majority vote in favor of adoption, Ordinance 2022-14 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

City Manager's Discussion

Mr. Lasko spoke on several topics:

- Sawmill Parkway – In talking to our engineers today, construction drawings are just over 90% complete, and should be finalized in the next week or two. As part of the funding with the EDA, the City (and any grantee) is responsible for undertaking a title exam report to make sure we legally have the right to undertake a project, whether that's through ownership, easement rights, etc. Through that title search process, it was uncovered that about 30% or 40% of Sawmill Parkway at the eastern-most end, although City-owned, was never dedicated publicly. The Planning Commission will be considering accepting and supporting a dedication plat for the last 30%-40% of the roadway tomorrow, and once that is approved, we will present that to Council at the first meeting in March. Once that step is completed, we plan to submit those affidavits attesting to our ability to do the project along with the final construction drawings, to the EDA on March 9th or 10th. Their review and blessing of those construction documents is the last item we need before we can publicly bid the project. He can't speak to how fast EDA will review the drawings, but we are hoping it will happen quickly, but we are at their mercy in terms of their review. We will keep Council and the public aware of updates to that timeline.
- ConAgra – It has been a busy last couple of months completing several items on the City's side from a duly diligence standpoint, which included everything from going through the rezoning process along with several amendments to the rezoning code, partnering with the Schools and EHOVE on the Tax Increment Financing package to help with the public infrastructure at the site, securing an appraisal from Cushman & Wakefield, securing the engineering analysis from KS & Associates, which reviewed the existing conditions and made recommendations regarding the sea wall, and getting cost estimates from our engineer (OHM) on the public loop road and the extension of utilities. There has been a lot of work over the last couple of months. Because of that, we held a re-kick-off meeting with NAI Harmon Group last week to lay out that next calendar of activities, which includes everything from detailed engineering drawings for the roadway, seawall and utility improvements, getting NAI Harmon moving on the site plan process so that we can get that to the

Planning Commission for review and consideration, and finalizing what site control is going to look like, whether that's an outright sale of the property with a lease-back or perpetual easement on the public space, or an easement granted to NAI Harmon for that, as well. There is a lot of work we still need to undertake over the next several months, including working with the Army Corps of Engineers to go through the permitting process for the sea wall, which is going to be the big unknown timeline that we are going to continue to push. It was a great meeting with NAI Harmon, who remains very, very excited about the project. They didn't say they have it under contract, but they told us that they have interest in about 10% of the units and serious, serious units without any type of marketing on their end. They are chomping at the bit to get going, as well. We are going to keep the public aware as this project continues to move forward and those time come up for Council and public input within the design process and site plan review process. We are making good progress on that front.

- Rye Beach Road – Cleveland Road Corridor – There was a plan done in 2018/2019 by TransSystems that looked at the corridor from Rye Beach Road all the way to Sandusky. They looked at everything from road widening, signalization, intersection improvements and pedestrian trail. Because of some discussions that the City of Huron has been having with ODOT and understanding that we have the Sawmill Creek TIF that can help to pay for some of those improvements, we approached them to see if we could escalate an advance of some of the Huron-specific improvements. What that led to was broader discussion with ODOT District 3 and ODOT Central Office about looking at actually funding the entire corridor plan all at once through a TRAC application, which is an application that ODOT District 3 makes to ODOT Central Office. Because of all of the partners at the table and also some of the significant investment (we have around \$750 Million) happening around Rye Beach, we have a really, really strong to potentially get a pretty significant and well-supported application submitted to ODOT Central Office. We have been having a series of meetings with Huron Township, Perkins Township, the City of Sandusky, ourselves, ODOT District 3, the railroad and the Erie County Commissioners. We have also found out that the US Department of Transportation has a federal grant called RAISE for public infrastructure improvements, as well, and ODOT's Central Office thinks so highly of this project that they are applying to the feds for RAISE funding of this project, as well. We are really excited for all of the interest and support for this project – not just locally, but also at the State level and hopefully, at the Federal level. Understanding that there may not have been a lot of discussion about this project over the last 3 or 4 years, and that there have been changes to the cost estimates, etc., we thought it would be prudent to have OHM utilize a work session to update the entirety of Council and the public on how that project has morphed, and what the timeline may look like moving forward. We will make sure that we get that on Council's calendar if that makes sense.
- Local Preference – Council should have in its possession a copy of a memo that was put together thanks to the folks at SSEG as relates to local preference, in terms of how the City awards contracts for construction activities or other purchases. Again, local preference is providing a legally permissible means to increase the likelihood of local suppliers and businesses to be awarded contracts. We have sent that to Council, and we will certainly leave it up to Council if they would like to further that discussion, ask us to draft legislation, and possibly use that as another work session. More than anything, we wanted to make sure to get that into Council's hands for consideration and review. We will take Council's leadership and direction on how they would like us to proceed with the findings in that memo. Thank you to Mr. Schrader and his team.
- Parks & Recreation Boat Launch – Staff received notification from ODNR this week of their intent to replace the lamp heads at the public boat launch. They plan to contract with All Phase Lighting to replace all 25 lamp heads, which will be LED and help with the continued loss of light that has been occurring at the boat launch and the parking lots. Thankfully, based on our agreement with ODNR, the capital replacement costs are the responsibility of ODNR, who will be funding the entire project. We will keep Council and the public aware of the proposed timeline, as that is not

yet known. We continue to be very appreciative of ODNR's continued investment in the boat launch.

- Fish Cleaning Station – The City held a pre-bid meeting with interested contractors or subcontractors on the project last week. Final bids and cost estimates are due to the City by Friday, February 25th. He is excited to see what the results of those are.
- Upcoming Meetings – Planning Commission (February 23rd @ 5:00pm in Council Chambers); Records Commission (February 25th @ 9:00am in the main conference room)

Mr. Dike said that he looks at this Manager's Report and you see Firelands Scientific, USGS, Buckeye Sports, South Shore Marine, Ardagh, ConAgra, Sawmill Creek, etc. There are a lot of great things happening in this community – compliments to the staff and thank you for your efforts.

Mr. Claus asked for some follow-up on the Beachwood east pond stormwater overflow issues. He believes that there have been some meetings, but was wondering where everything stood. Mr. Lasko explained that a homeowner reached out to the City late last week when we experienced some pretty significant and quick thawing. The folks at OHM, Russ and Larry, left a message with the homeowner to let him know that we are looking into it. Obviously, because of the County involvement, we must involve the County as well in terms of trying to diagnose the issue and potentially consider what some options may be to try to alleviate some of those issues. Given the extreme circumstances that led to the issues, I believe they have already reached out to the County, as well, to get them onsite. Nothing is imminent, but all parties are engaged at this point and we will continue to keep that specific property owner, if not additional impacted homeowners, aware of any progress or decisions that are made.

Mayor Tapp asked how many contractors attended the pre-bid meeting. Mr. Lasko said that he believes there were two contractors and two subcontractors. He noted that it is not a requirement to come to the pre-bid meeting. We are hopeful that we will get 3 or 4 bids, but with it not being a requirement, we may receive bids in addition to those who came to the pre-bid meeting.

Mayor's Discussion

Mayor Tapp said that it is going to be a busy 2022. There are a lot of things going on and he wanted to thank the staff for their hard work, including the Engineering Department, Legal Department, Mr. Lasko and Mr. Swaisgood. He also thanked the Streets Department for their work during the last snowstorm.

For the Good of the Order

- **Mr. Biddlecombe** – Thanked staff for their continued hard work. He expressed his condolences to the family of Robert Tract. As many of you know, he passed recently and he was very instrumental in a lot of redevelopment in the area over many years. The Superintendent Focus Group will be meeting on March 7th. If anyone is unaware, the Interim Superintendent, John Ruf, resigned last week so that have named Dr. Julie McDonald as the new Interim Superintendent. The School Board had a special meeting tonight, and their next regular meeting is scheduled for March 15th at 6:00pm at the Board office. He congratulated the Huron swimmer, Carter Schlessman, who advanced to Districts, as well as Julie Lenziak, Max Wozniak, Evan Lindquist and Grantham Brown, who are all heading off to States for swimming. Congratulations to the Boys Basketball team on their share of the SBC Championship. There are no home games coming up between now and the next meeting, but the Girls Basketball team had two rounds of their tournament. They won the first round, but unfortunately, they did not win the second one. Boys Basketball started their tournament tonight, and they won. They play again on Friday at 5:30pm versus Ontario at Willard High School. Go Tigers!

- **Mr. Claus** – Thank you, everyone, for all of your hard work. Keep it up, and we appreciate everything that staff and the administration is doing. Keep us moving forward.
- **Mr. Dike** – Nothing.
- **Mr. Grieves** – Nothing.
- **Mr. Hagy** – Nothing.

Executive Session

None.

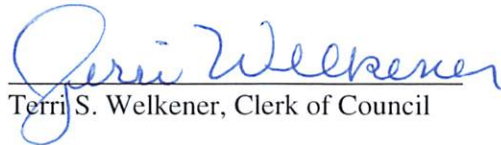
Adjournment

Motion by Mr. Biddlecombe to adjourn the meeting.

The Mayor asked if there was any discussion 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, Claus, Tapp, Dike, Grieves, Hagy (6)
NAYS: None (0)

There being more than a majority voting in favor of the motion, the Mayor declared the meeting of February 22, 2022 adjourned at 7:00pm.


 Terri S. Welkener, Clerk of Council

Adopted: 08 MAR 2022

Upon approval by the City Council, the official written summary of the meeting minutes will become a permanent record, and the official minutes may also consist of a permanent video and/or audio recording, excluding executive sessions, in accordance with Section 121.01(III) of the Administrative Code.