

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Work Session Meeting Tuesday, September 25, 2018 at 5:30p.m.**

A work session meeting of the City Council of the City of Huron, Ohio was called to order by Mayor Brad Hartung on Tuesday, September 25, 2018 at 5:30p.m. in the Council Room of Huron City Hall, 417 Main Street, Huron, Ohio.

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

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Interim Finance Director Mike Spafford, John Zimmerman Building Official, City Engineer/Zoning Inspector Doug Green, and Management Services Coordinator ~ Clerk of Council Christine Gibboney.

**New Business**

**Transient Rentals & Bed Tax**

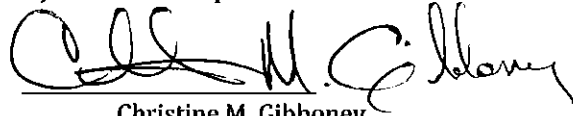
The Mayor referenced the recent expansion of bed tax by Erie County to incorporate transient rentals, the past discussions within the city to establish a rental registration program, and concerns expressed by Safety Services and discussed at the Safety Committee level recently relative to occupancy numbers being advertised on transient rentals (Airbnb, VRBO) within the city. A reference to the Building Code with regard to occupancy regulations was made. Mr. White provided recommendation of the following action: 1) Modify the city ordinance to expand the bed tax to rentals effective January of 2019 2) Establish a rental registration program and fees in order to identify rentals and address a revenue stream to offset expense for enforcement efforts. He referenced that a rental registration program was introduced previously but no action was taken by Council due to the response received from rental property owners. Lengthy discussion ensued regarding long term rentals and transient rentals relative to criteria needed within a registration form as well as inspections and specifications that the city would want to include and reference to surrounding municipality's ordinances and processes were discussed. Mr. Zimmerman advised that he supports the idea of the creation of a rental registration, but cautioned that staffing would be needed in order to have someone to research and perform inspections and also referenced that the building code does not address inspection of existing properties for this purpose. Mr. White also addressed the lack of staffing relative to zoning enforcement efforts. The length of time to complete inspections of all apartment rentals was discussed as were suggestions of criteria for inspections, with a recommendation by Mr. Zimmerman to require interconnected smoke detectors. Mr. Spafford noted the issue of parking relative to transient rentals and the safety issue and neighborhood impact this has explaining that he has heard opinions for and against allowing transient rentals within the city from residents. Ms. Alkire referenced annual inspections recommended for rentals, noting business regulations can be imposed by the city. Mr. White clarified that the expansion of bed tax will only apply to the transient rental market and the rental registration program would apply to all types of property rentals.

A lengthy discussion on staffing and revenue ensued as Mr. White referenced the need and recommendation for staffing and a dedicated revenue stream for zoning enforcement. A review of the tasks being performed by Mr. Green ensued which include: Engineering, Zoning Inspector, property maintenance, and most recently the addition of Planning Commission/DRB and BZA administrative tasks as Mr. Spafford has transitioned to Interim Finance Director. He reference a recent example of a property maintenance violation in Wexford that is going through the process pursuant to the code and heading for court action, but advised if remedy is not made by the property owner and repairs or other action is to be performed by the city, the city will need to have funds available for these type of expenses as well. In conclusion, with the support of Council members, Mr. White noted he would have legislation prepared relative to the expansion of bed tax to transient rentals and would begin to build a rental registration program.

Lastly, Mr. White referenced the legislation on the agenda relative to the wholesale agreement with Mucci Farms relative to an electric rate structure. (Ordinance 2018-29). (Mr. Ginesi and Mr. Schaffter excused

themselves at this point, due to a conflict) Ms. Alkire reviewed the agreement prepared by Bricker & Eckler, noting there were few changes to the draft agreement which had previously been reviewed with Council and the Finance Committee. She referenced Section 3.9 of the agreement noting this is a new section which provides added protection to the city allowing certain cost increases to be passed on to the end user. Mr. White also referenced the work of Bricker and Eckler in looking into the distribution of a portion of the fee revenue to be directed to the Community Development Fund vs depositing all revenue into the Enterprise Fund which is restrictive in use.

The work session meeting of September 25, 2018 adjourned at 6:28p.m.



Christine M. Gibboney  
Clerk of Council