

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Regular Meeting Tuesday, November 9, 2021 at 6:30 p.m.

Call to Order

The Mayor called the regular meeting of the Huron City Council to order at 6:30pm on November 9, 2021 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 the regular meeting of Council. The following members of Council answered present: **Christine Crawford, Mark Claus, Monty Tapp, Sam Artino, Joe Dike, Trey Hardy and Joel Hagy**. The following Council members were absent:

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

Approval of Minutes

None.

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 74-2021

Motion by Mr. Claus that the three-reading rule be waived and Resolution 74-2021 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD THE BID AND AUTHORIZE THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF WATER TREATMENT CHEMICALS TO JCI JONES CHEMICALS INC. IN AN AMOUNT NOT TO EXCEED FORTY THOUSAND FIFTY-TWO AND 40/100 DOLLARS (\$40,052.40)) 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: Claus, Tapp, Artino, Dike, Hardy, Hagy, Crawford (7)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 74-2021 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko said that he would be handing the discussion over to Water Superintendent, Jason Gibboney and, if possible, we will provide one summary for all four of the resolutions relating to water treatment

chemicals. As set forth in the summary, the total for these chemical purchases is just over \$194,000, which is approximately \$40,000 more than budgeted in 2021. This is a pretty significant uptick, but that is something they are seeing across the board. This was a bulk bid through the City of Sandusky on behalf of the City of Huron and other entities. He noted that although it about \$40,000 more than budgeted last year, the City spent just about \$100,000 the previous two years. They have come in significantly under budget the last two years. Even though the cost is higher, they are hoping and anticipating that they will come in under budget in 2022.

Mr. Gibboney said this collaborative bid through the City of Sandusky/Erie County/Vermilion for the last 8 years. This is the first year out of all of those that they have netted an increase in cost. Typically, they have been able to save, but with the pandemic and availability of goods, it did not work out that this this time. Although they had locked in the prices for 2021, they had availability issues for some of their chemicals. They had lead times that were often pushing a lot of plants right up to the point of almost running out of chemicals. Resolutions 2021-74 through 2021-77 are all related to the same bid package. The first chemical is caustic soda, which is sodium hydroxide, which is used for pH control to stabilize the water, which ended up with a \$0.50 increase per gallon. Chlorine gas for disinfection purposes roughly doubled in cost, with a \$0.50 increase per pound. Hydrofluosilicic acid is for dental health and that was the only decreased cost, showing an \$0.11 decrease from last year. Sodium permanganate is an oxidizer for algae from the lake, which also doubled in cost from last year. Activated carbon is used for taste and odor control that had a minor increase per ton. Aluminum chlorohydrate, which is a primary coagulant, had a moderate increase of roughly \$0.20 per pound. They budget for one additional delivery of each chemical per year. The cannot predict the lake's characteristics for the upcoming year (such as algae), which is the reason they budget for the additional delivery at a cost of approximately \$20,000. Mr. Tapp asked if one company carries all of these chemicals. Mr. Gibboney answered that there are a couple companies that carry the majority, but when the bid process is complete, they are lucky if they get two chemicals from any one company. Some of the larger companies do not bid for certain chemicals due to the lower quantities required by the City of Huron.

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 74-2021. Members of Council voted as follows:

YEAS: Claus, Tapp, Artino, Dike, Hardy, Hagy, Crawford (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 74-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 75-2021

Motion by Mr. Tapp that the three-reading rule be waived and Resolution 75-2021 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD THE BID AND AUTHORIZE THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF WATER TREATMENT CHEMICALS TO APPLIED SPECIALTIES IN AN AMOUNT NOT TO EXCEED EIGHTY THOUSAND NINE HUNDRED FORTY AND XX/100 DOLLARS (\$80,940.00)) 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: Tapp, Artino, Dike, Hardy, Hagy, Crawford, Claus (7)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 75-2021 was placed upon its first reading. The Law Director read the Resolution by its title only.

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 75-2021. Members of Council voted as follows:

YEAS: Tapp, Artino, Dike, Hardy, Hagy, Crawford, Claus (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 75-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 76-2021

Motion by Mr. Dike that the three-reading rule be waived and Resolution 76-2021 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD THE BID AND AUTHORIZE THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF WATER TREATMENT CHEMICALS TO UNIVAR SOLUTIONS USA INC. IN AN AMOUNT NOT TO EXCEED THIRTEEN THOUSAND THREE HUNDRED EIGHTY AND XX/100 DOLLARS (\$13,380.00)) 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, Hardy, Hagy, Crawford, Claus, Tapp, Artino (6)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 76-2021 was placed upon its first reading. The Law Director read the Resolution by its title only.

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 76-2021. Members of Council voted as follows:

YEAS: Dike, Hardy, Hagy, Crawford, Claus, Tapp, Artino (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 76-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 77-2021

Motion by Mr. Hardy that the three-reading rule be waived and Resolution 77-2021 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD THE BID AND AUTHORIZE THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF WATER TREATMENT CHEMICALS TO BONDED CHEMICALS, INC. IN AN AMOUNT NOT TO EXCEED FIFTY-NINE THOUSAND NINE HUNDRED EIGHTY-FOUR AND XX/100 DOLLARS (\$59,984.00)) 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: Hardy, Hagy, Crawford, Claus, Tapp, Artino, Dike (7)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 77-2021 was placed upon its first reading. The Law Director read the Resolution by its title only.

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 77-2021. Members of Council voted as follows:

YEAS: Hardy, Hagy, Crawford, Claus, Tapp, Artino, Dike (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 77-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 78-2021

Motion by Ms. Crawford that the three-reading rule be waived and Resolution 78-2021 (A RESOLUTION RATIFYING THE CITY MANAGER'S EXECUTION OF A LICENSE AGREEMENT AUTHORIZING ATLAS HEAVY PROJECTS LLC TO USE THE CONAGRA SITE TO MOOR A VESSEL TO OFFLOAD, TEMPORARILY STORE AND MOVE GOODS FROM THE CITY PROPERTY TO RECIPIENTS IN THE GENERAL AREA) 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: Crawford, Claus, Tapp, Artino, Dike, Hardy, Hagy (7)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 78-2021 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko stated that this resolution seeks ratification of a License Agreement between the City and Atlas Heavy Projects. They approached the City on the Friday before the last Council meeting, without much notice, looking to utilize the ConAgra property to unload a container ship on behalf of NASA. Obviously, the City wanted to be able to be a good partner to NASA, to protect ourselves from a liability standpoint, and also to ensure that they would return to the site to its condition prior to their arrival. That License Agreement was good for 10 days at a flat fee of \$3,500, which was paid in advance. If they went beyond 10 days, there was a \$350/day charge. They did not go beyond those 10 days and the City is satisfied with how they have left the site. The administration is looking for ratification of that agreement, which isn't typically done after the fact, but given the urgency and importance of the matter, the City entered into that agreement in order to be a good partner.

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 78-2021. Members of Council voted as follows:

YEAS: Crawford, Claus, Tapp, Artino, Dike, Hardy, Hagy (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 78-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 79-2021

Motion by Mr. Hagy that the three-reading rule be waived and Resolution 79-2021 (A RESOLUTION AUTHORIZING THE EXPENDITURE OF AN AMOUNT NOT TO EXCEED SIXTY-FIVE THOUSAND AND 00/100 DOLLARS (\$65,000.00) FOR ROCK SALT PURCHASED THROUGH AN AGREEMENT BETWEEN COMPASS MINERALS AMERICA, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY FOR THE PURPOSE OF FURNISHING BULK DEICING ROCK SALT TO THE CITY OF HURON AND VARIOUS OTHER POLITICAL SUBDIVISIONS THROUGHOUT ERIE COUNTY DURING THE 2022 CALENDAR YEAR) 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: Hagy, Crawford, Claus, Tapp, Artino, Dike, Hardy (7)
NAYS: None (0)

There being five votes or more in favor, the motion to suspend the three-reading rule passed and Resolution 79-2021 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Lasko said that is similar to the City of Sandusky bidding out chemicals for the water treatment plant, Erie County also bids out for rock salt purchases on behalf of the City. Last year, the cost of rock salt was \$44.20 per ton. Under this joint agreement, the cost went up to \$45.00 per ton, which is a modest increase of 1.8%. This resolution seeks support of Council for up to \$65,000, which is the maximum the City would anticipate if we would experience a really troubling winter. Historically, over the past 4 years, the City has spent approximately \$30,000. We are not obligated to spend \$65,000, that is an “up to” amount and anticipate that this will still come in under budget.

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 79-2021. Members of Council voted as follows:

YEAS: Hagy, Crawford, Claus, Tapp, Artino, Dike, Hardy (7)
NAYS: None (0)

There being a majority vote in favor of adoption, Resolution 79-2021 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Motion

Motion by Mr. Artino referring the City’s application for rezoning the ConAgra site (PPN: 42-6127.001) from I-2 General Industrial to MU-GD Mixed Use Granary District to the Planning Commission.

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

YEAS: Artino, Dike, Hardy, Hagy, Crawford, Claus, Tapp (7)
NAYS: None (0)

With a majority in favor, the motion passed and the matter was referred to the Planning Commission.

City Manager's Discussion

Mr. Lasko spoke on several topics:

- **Rezoning of ConAgra Site** – The rezoning of the ConAgra property is a critical step as we look to move that mixed-use development forward.
- **ConAgra** – It has been requested that the City potentially fund installation of certain infrastructure components at the site, specifically, utilities and roadways. The City will continue to work with OHM on what those costs. Another big item requested for the City to consider assisting is the sea wall restoration/reconstruction. That is a bid unknown number. We are currently soliciting proposals from engineering firms to do an analysis this year and get dive teams in there so that we can have a report by the end of the year with recommendations on what is needed from a reconstruction standpoint and what that cost may be. This will give us a better understanding of what the financial request of the City would be to move that development forward. First, we have to understand the conditions of those sea walls and what the recommendations would be to make those repairs.
- **Street Lights** – We have been at the mercy of First Energy/Ohio Edison, but we have most recently been told that they anticipate energizing the new lights to test them out, and once those are in good working condition, we anticipate that the old lights will be removed during the week of November 25th. We will keep Council and the public apprised of any change to that schedule.
- **Safe Routes to Schools Application** - We are hoping to submit several SRTS applications. In the past, the City has applied for sidewalks or a multi-use path on Jim Campbell unsuccessfully. We would like to continue to explore that application, but secondarily, there has been a lot of requests to also look at sidewalks on Berlin Road to the City limits. In partnership with OHM, we are looking at two potential SRTS application in the first quarter of 2022 and as those application deadlines come up, we hope to approach Council for permission/authorization to make those applications.
- **Street Resurfacing** – One of the things we do every two years is update our pavement condition report through OHM. We are looking to do this in the first quarter of 2022. We are hoping to include in the budget some allowances for modest street resurfacing in 2022, but we also want to parallel that with an updated pavement condition report so that the City, with Council authorization, could consider a significant bond issuance, potentially as early as 2023, to make a pretty huge and significant dent in those critical and poor pavement condition roads. We have some debt rolling off in early 2023 that would allow the City and Council to consider doing a bond issuance for a significant pavement program throughout the City.
- **Parks and Recreation** – As Council and the public are aware, we submitted two pre-applications to ODNR through their Coastal Management Assistance Grant Program. One of them was potentially looking at installing a trail head and better public access to the beach behind the Water Plant. Secondarily, we put in a planning grant request for shoreline restoration and ultimately, physical improvements to the area between Lakefront Park and the Showboat property. That process will lead to a recommendation either encouraging or discouraging those applications. We heard last week that the State has encouraged the City to make formal application for both. That deadline is set for mid-December, so we will be approaching Council at the next meeting looking for formal permission to submit both of those applications to ODNR.

- **Fall Newsletter** – The newsletter was finalized on Friday and sent everything to the printer. Based on that, we hope that it will hit everyone’s mailboxes and doorsteps by Thanksgiving or earlier. He extended thanks to staff who assisted in the finalization, as well as Jennifer Kilbury with Cottage Designs. Items that will be highlighted in the newsletter include the ConAgra redevelopment, bike lane finalization, the Vision 2020 Action Plan Update, a fish cleaning station update, Winter Fest and the 50th Anniversary of the Boat Basin.
- **508 Main Street** - Mr. Lasko thanked Grow Huron for spearheading the installation of the concrete pad and eventual large planters that will be placed there at the corner. This really advances the ongoing beautification efforts along Main St., and also activating that underdeveloped site. In addition to Grow Huron for their idea and efforts, he thanked the City’s Streets and Parks and Recreation Departments, who excavated the site and poured the pad, and also thank you to Terminal Ready Mix/Huron Cement for their donation of the materials. This is a great project.
- **Finance**– Staff, Mr. Swaisgood and his team have been presenting the 2022 budget to the Finance Committee over the past month, going departmentally. The final budget meeting to discuss the capital improvement plan is scheduled for November 15th at 4:00pm in Council Chambers. There is a link to the proposed 2022 Budget Book in the Manager’s Report.
- **Staffing** – For those who were not able to attend all of the budget meetings, we are proposing a few staffing upgrades, if you will, to be considered as part of the 2022 budget process. Those new or increased positions would include converting the part-time Code and Zoning Inspector to a full-time position, adding a new full-time staff member to the Parks and Recreation Department, and also considering hiring a new police officer. Those are all recommendations up for consideration and discussion during the budget process.
- **October Finance Report** – The October financial report will be emailed to the Finance Committee and Council by November 15th. Please let Mr. Swaisgood know if you have any questions.
- **Upcoming Meetings** - Finance Committee Work Session on Monday, November 15th at 4:00pm in Council Chambers; Planning Commission on Wednesday, November 17th at 5:00pm in Council Chambers.

Regarding the ConAgra Rezoning Application, Mr. Claus asked about the map included doesn’t show the property that was swapped. He asked if that other parcel is already zoned properly (the southeast corner that was swapped with the State of Ohio). Mr. Lasko said the map is the old parcel configuration. The land swap is still awaiting the Governor’s signature on the deed, but it will actually be the appropriate parcel without that long piece and included the other corner. The parcel number will remain the same.

Mayor’s Discussion

Mayor Artino thanked Mr. Gibboney and all of the staff.

For the Good of the Order

- **Ms. Crawford** – Thinks the finished bike lane looks good. It was a long process to get there, but it is obviously recognizable. Coupled with the new street lights, the main thoroughfare is looking really well. She has been working with the Chamber of Commerce regarding the Lake Erie Shores and Islands Tourism Guide. Huron will have a presence in that guide, again. She thanked Council and the City for helping to subsidize that and keeping us in that guide – she thinks that is very important. The Grow Huron initiative at 508 Main Street will include an extra large planted that holds an evergreen tree, and

they hope to have that in place in time for Winterfest, which is another great Chamber/Parks collaborative event.

- **Mr. Claus** – As a member of the Finance Committee, thank you to Mr. Swaisgood and his team and all of the department heads. They have been having meetings weekly for the last several weeks and have one more. They have done a great job of presenting and explaining the 2022 Budget.
- **Mr. Tapp** – Thanks to the staff for all of their hard work. The year is winding down, but there is still a log of stuff going on. Thanks to Mr. Gibboney for his explanation of everything regarding the chemicals, which he has no idea what he was talking about. He thanked the new members for coming. Thanked Mr. Swaisgood for all of his hard work on finance. He joked that he thought 508 Main Street project was a statue of Sam Artino.
- **Mr. Dike** – Nothing.
- **Mr. Hardy** – He is glad the bike lane got done – he knows there are still some people out there that have some differences of opinion, but he thinks for what we got and what we had to work with, it looks good and for the most part, it is going to be a nice addition to the City. Thank you for everyone’s efforts.
- **Mr. Hagy** – Thank you to the four folks who are going to be coming on to Council. They are all here in this room – some new and some not new. He wanted to say thank you because it’s really easy to sit at home and throw rocks and complain. It is much more difficult to get off your butt and do something.

The Mayor announced that there will be an executive session and there may or may not be legislation afterwards – probably not.

Executive Session

Motion by Mr. Tapp to enter into executive session to confer with legal counsel regarding pending litigation, and invite Mr. Schrader, Mr. Lasko and Mr. Swaisgood.

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: Tapp, Artino, Dike, Hardy, Hagy, Crawford, Claus (6)
ABSTAIN: Dike (1)
NAYS: None (0)

Council entered into executive session at 6:58pm.

Mr. Dike left the meeting at 6:58pm.

Return to Regular Session

Council returned to regular session at 7:43pm.

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Adjournment

Motion by Mr. Hardy to adjourn the meeting.

The Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Hardy, Hagy, Crawford, Claus, Tapp, Artino (6)

NAYS: None (0)

There being more than a majority voting in favor of the motion, the Mayor declared the meeting of November 9, 2021 adjourned at 7:43pm.


Terri S. Welkener, Clerk of Council

Adopted: 14 DEC 2021

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.