



Trey Hardy
Councilmember

Christine Crawford
Councilmember

Joe Dike
Councilmember

Sam Artino
Mayor

Monty Tapp
Vice-Mayor

Mark Claus
Councilmember

Joel Hagy
Councilmember

CITY COUNCIL — REGULAR COUNCIL MEETING

Tuesday, March 23, 2021 @ 6:30 PM

McCormick Junior High School

325 Ohio Street

Huron, OH 44839

NOTE: MEETING LOCATION HAS BEEN CHANGED TO McCORMICK JUNIOR HIGH SCHOOL

LIVESTREAM MEETING INFORMATION

Pursuant to Resolution No. 2020-44 adopted by the Huron City Council on June 17, 2020, this regular meeting of Council and Public Hearing will be conducted in person at McCormick Junior High School, located at 325 Ohio Street, Huron, Ohio and live-streamed on the City of Huron's YouTube channel. The public is free to access, observe and hear the discussions and deliberations of all members of City Council via the following link: <https://www.youtube.com/channel/UCpRAV-AnmIA6IfukQzKakQg>. The public may attend this meeting in person, as long as Ohio Department of Health guidelines are followed. All persons entering the building for the Council Meeting will be required to wear a face mask, may be subjected to a temperature screening prior to being granted entry, and must maintain social distancing according to established guidelines.

PUBLIC HEARING

Huron City Council will hold a Public Hearing on proposed changes to Chapter 1369 Transient Rental Property (Ordinance 2021-7) and related Ordinances 2021-8 and 2021-9 at this meeting of Council on March 23, 2021 at 6:30pm. This hearing will be held in the auditorium of McCormick Junior High School, located at 325 Ohio Street, Huron, OH. Public participation in this hearing is encouraged. Please note that all Ohio Department of Health guidelines must be followed and masks are required at all times in McCormick Junior High School. Copies of the proposed legislation are included in the agenda packet for the March 23, 2021 meeting.

I. Public Hearing on Proposed Revisions to Chapter 1369 Transient Rental Property

- I.a** Call to Order - Moment of Silence and Pledge of Allegiance to the Flag
- I.b** Roll Call
- I.c** Swear in Witnesses
- I.d** Public Hearing on Proposed Revisions to Chapter 1369 Transient Rental Property
- I.e** Adjourn Public Meeting

II. Call To Order

Moment of Silence followed by the Pledge of Allegiance to the Flag

III. Roll Call of City Council

IV. Approval of Minutes

IV.a Approval of minutes of the regular Council meeting of March 9, 2021.

V. Audience Comments Citizens may address their concerns to City Council. Please state your name and address for the recorded journal. (3-minute time limit)

VI. Old Business

VI.a Ordinance No. 2021-7

An ordinance amending and restating Chapter 1369 Transient Rental Property.

VI.b Ordinance No. 2021-8

An ordinance amending Ordinance 1121.04 Definitions (to add a provision relating to transient rentals) and amending Ordinance Nos. 1123.01(a)(7)(A) and (B) and ordinance 1123.02(a)(4) (to ensure definitional consistency with Chapter 1369 Transient Rental Property).

VI.c Ordinance No. 2021-9

An ordinance amending Ordinance 1133.03 Required Off-Street Parking Spaces to add a provision relating to transient rental property.

VII. New Business

VII.a Resolution No. 17-2021

A resolution authorizing an agreement confirming the joint acquisition, operation and maintenance of recreational facilities, and an agreement for the operation and maintenance of such facilities.

VII.b Resolution No. 18-2021

A resolution accepting the recommendations of the Erie County Tax Incentive Review Council.

VII.c Resolution No. 19-2021

A resolution expressing Council's intent to sell personal property by internet auction.

VIII. City Manager's Discussion

IX. Mayor's Discussion

X. For the Good of the Order

XI. Executive Session(s)

XII. Adjournment



TO: Mayor Artino and City Council
FROM: Matthew Lasko
RE: Ordinance No. 2021-7
DATE: March 23, 2021

Subject Matter/Background

Resolutions 2021-7, 2021-8 and 2021-9 all relate to proposed revisions to Section 1369 Transient Rental Property and related revisions to Ordinances 1121.04, 1123.01(a)(7)(A) and (B) , 1123.02(a)(4) and 1133.03 to assure consistency in the Codified Ordinances.

Council has stated that its goal is to protect and conserve existing permanent housing and maintain the vital residential character of the City, while likewise recognizing that this is a destination city and transient rentals play a role in the same. To further this goal, Council has been working for many months on the establishment of the proposed revisions to Chapter 1369 Transient Rental Property to address both safety concerns and preservation of our residential neighborhoods.

Some of the proposed revisions to Chapter 1369 include, but are not limited to:

- Defines who an Owner is as opposed to an agent or operator. Throughout the legislation, the Owner is the person who is responsible for the property;
- Calls for Service was defined to address complaints about a property to allow an objective determination as to a property being characterized as a nuisance;
- Sets forth Owner's responsibilities regarding listing, advertising and record-keeping requirements;
- The certification process has been clarified;
- Defines a "Transient Guest" as a person, who in exchange for money or financial compensation, occupies a room or sleeping accommodation for less than 30 consecutive days;
- The Owner or Authorized Representative must arrive and access the property within 1 hour;
- Addressed revocation of a transient rental Certificate and lapse of teh same;
- Contemplates a proposed cap on the number of Certificates issues at 165 (roughly 5% of residential properties in the City). This number is a total aggregate number of Certificate - both new and existing/renewals.
- Requires Owners to maintain a Parking Plan;
- Requires Owners to maintain general liability and premises liability insurance;
- Content of the life safety inspections has been enhanced, including maximum occupancy;
- Added a section on Nuisance and sharpened enforceability;
- Assignment and transfer of Certificates is now allowed, with some restrictions;
- Adopted appeal rights to the Board of Zoning Appeals for those denied or refused a permit, or in the event of revocation;
- Modified the fines to be greater than the cost of application.

Ordinance 2021-8 adds a new Section to Ordinance 1121.04(60) to define Transient Rental. In addition, Section

1123.01(a)(7)(A) and (B) have been eliminated and replaced with new definitions for Residential Premises and Transient Guests. Finally, Section 1123.02(a)(4) has been eliminated and replaced with language, "Transient Rental of any Dwelling Unit, Residential Premises, or any other residential property being utilized or otherwise made available for rent to Transient Guests, as those terms are defined in Section 1121.04(60) and Section 1369.98 of the Codified Ordinances.

Ordinance 2021-9 amends Ordinance 1133.03 Required Off-Street Parking Spaces to add a provision relating to transient rental property requiring the greater of two (2) off-street parking spaces or one (1) space for each four (4) permitted occupants, rounded up. This provision relates only to new transient rentals.

A public hearing has been scheduled to allow public input regarding these revisions, which hearing has been scheduled for March 23, 2021 at 6:30pm at McCormick Junior High School.

Financial Review

There will be no negative impact on the City's finances related to this amendment. The City will be capped at total revenue recognized from transient rental registration, but can more accurately budget for the revenue and expenditures of this program. In addition, capping the transient rental registrations will prevent potential lost revenue as a primary family residence paying income tax could be turned into a transient rental property producing no income tax dollars to the City nor students to the Huron School system.

Legal Review

The matter has been reviewed, follows normal legislative procedure and is properly before you.

Recommendation

If Council is in agreement, a motion adopting Ordinance 2021-7 would be in order.

[Ordinance No. 2021-7.docx](#)

[Ordinance No. 2021-7 Exhibit A.docx](#)

[Ordinance No. 2021-7 Exhibit B.docx](#)

ORDINANCE NO. 2021-7

Introduced by Trey Hardy

AN ORDINANCE AMENDING AND RESTATING CHAPTER 1369 TRANSIENT RENTAL PROPERTY.

WHEREAS, on March 10, 2020, the City of Huron (“City”) passed Ordinance No. 2019-33 to amend portions of Chapter 1369 Transient Rental Property to provide for regulations and enforcement mechanisms to address the growing use of residential property within the City to accommodate Transient Guests in Transient Rental Property; and

WHEREAS, on March 10, 2020, the City passed Ordinance No. 2020-3 to amend Sections 1123.01(a) and 1123.02(a) to permit the use of dwelling units, residential premises, or other residential property for use as Transient Rental Property; and

WHEREAS, the growing number of Transient Rental Property within the City has had both positive and negative effects for the City and the long-term residents in the community; and

WHEREAS, the number of dwelling units being used as Transient Rental Property has an impact on not only the peace, health, safety, welfare, and character of the community, but also the availability of housing stock for long-term residents of the City; and

WHEREAS, the use of dwelling units as Transient Rental Property poses significant risks affecting the peace, health, safety, and welfare of both residents of the City and the guests using the dwelling units as Transient Housing; and

WHEREAS, the City hereby adopts a new and amended and restate ordinance to address the concerns of the long-term residents of the community, to protect the quality of life for long-term residents, to preserve the availability of housing stock for long-term residents, and to protect the peace, health, safety, and welfare of Transient Guests and residents of the City; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

Section 1: That Chapter 1369 Transient Rental Property of the Codified Ordinances of the City of Huron, Ohio WHICH CURRENTLY READS AS FOLLOWS: (refer to Exhibit “A” attached), shall be and hereby is repealed.

Section 2: That Chapter 1369 Transient Rental Property of the Codified Ordinances of the City of Huron, Ohio is hereby amended to read as follows: (refer to Exhibit “B” attached)

Section 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: That this Ordinance shall take effect and be in force from and after the time period contained in Section 3.06 of the Charter of the City of Huron.

Sam Artino, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____

CHAPTER 1369
Transient Rental Property

1369.01	Definitions.	1369.06	Entry and inspections.
1369.02	Purpose.	1369.07	Reports and reinspection.
1369.03	Rental license/certificate of occupancy.	1369.08	Change of ownership.
1369.04	Fees.	1369.09	Severability.
1369.05	Maintenance responsibilities.	1369.99	Penalty; legal action.

CROSS REFERENCES

Appeal, hearing and variances - see BLDG. Ch. 1355
 Condemnation proceedings - see BLDG. Ch. 1357
 Removal of unsafe buildings - see BLDG. Ch. 1358

1369.01 DEFINITIONS.

As used in this chapter:

- (a) "Agent" or "Person in Charge" means any individual, person, firm, partnership, corporation or company acting on behalf of the property owner of a residential rental.
- (b) "Dwelling unit" means a structure or the part of a structure that is used as a home, residence or sleeping place by one person who maintains a household or by two or more persons who maintain a common household.
- (c) "Rental agreement" means any agreement or lease, written or oral, which establishes or modifies the terms, conditions, rules, or any other provisions concerning the use and occupancy of residential premises by one of the parties.
- (d) "Residential premises" means a dwelling unit for residential use and occupancy and the structure of which it is a part, the facilities and appurtenances unit, and the grounds, areas, and facilities for the use of tenants generally or the use of which is promised the tenant.
- (e) "Life Safety Inspection" means that inspection performed by the Building Official or his designee that consists of the following:
 - (1) Testing of all electrical receptacles;
 - (2) Check for and test smoke detectors and CO2 detectors;
 - (3) Check for improper wiring;
 - (4) Check electrical panel

- (5) Check all light fixtures at all stairways and exterior doors;
 - (6) Check furnace and water heaters;
 - (7) Check for leaking water, gas and waste lines;
 - (8) Check for removal of all refuse, garbage and debris.
- (f) “Transient Guest” has the same meaning as the term is used in Section 189.02(k) of the Codified Ordinances.
- (g) “Transient Rental Property” means any Dwelling Unit, Residential Premises, or any other residential property being utilized or otherwise made available for rent to Transient Guests within the City.

1369.02 PURPOSE.

The purpose and intent of this section is to regulate the health, safety and wellness of the public, including the owners, occupants, and neighboring property owners of any Transient Rental Property.

1369.03 TRANSIENT OCCUPANCY REGISTRATION CERTIFICATE.

- (a) Required. Effective January 1, 2020, there is hereby created a Residential Rental Property Registration System for the City of Huron that requires owners of Transient Rental Property to register with the City each and every individual Transient Rental Property in the City. Beginning May 1, 2020, every Transient Rental Property must be issued a Transient Occupancy Registration Certificate before being used or otherwise made available for rent to a Transient Guest. If the ownership of any Transient Rental Property changes, then the new owner shall secure a new Transient Occupancy Registration Certificate within thirty (30) days of any ownership change. The owner/operator of each Transient Rental Property shall comply with the following:
- (1) Any Transient Rental Property shall display a Transient Occupancy Registration Certificate in a location that can be easily observed from public streets or sidewalks.
 - (2) No person shall be allowed to make a Transient Rental Property available for rent to Transient Guests if such Transient Rental Property is in violation of any of the provisions of the City of Huron's health code, building code, or zoning regulations.
 - (3) No person shall display a Transient Occupancy Registration Certificate or rent a Transient Rental Property if said Transient Rental Property has had its Transient Occupancy Registration Certificate suspended, revoked, or denied.
 - (4) No person shall allow a Transient Rental Property to be listed or advertised for rent to Transient Guests prior to obtaining a valid Transient Occupancy Registration Certificate.
 - (5) No person shall allow a Transient Rental Property to be listed or advertised for rent to Transient Guests if the Transient Occupancy Registration Certificate has been suspended, revoked, or denied.

(b) Issuance.

- (1) Application for a Transient Occupancy Registration Certificate required by the provisions of this chapter shall be made by supplying the information and date to determine the compliance with the requirements of the Life Safety Inspection requirements set forth in this Chapter, as well as all applicable provisions the Codified Ordinances of the City of Huron which govern the existing use or occupancy or the intended use or occupancy of property and the regulations governing all buildings and structures on such properties on forms supplied by the Building Department and/or the Administrator, as the term is used in Chapter 189 of the Codified Ordinances. Upon completion of such application and submission of the required fee, the Building Official or his designee shall issue a Transient Occupancy Registration Certificate. Upon obtaining a Transient Occupancy Registration Certificate, the owner, agent or person in charge of any Transient Rental Property shall comply with the provisions of this Chapter.
- (2) The Building Official or his designee shall cause a general inspection of any Transient Rental Property that is or will be made available for rent to Transient Guests.
- (3) If it is found that a Transient Rental Property to be made available for rent to Transient Guests is in compliance with the inspection provisions of the City Building Code, the Building Official or his designee shall issue a Transient Occupancy Registration Certificate for such Transient Rental Property which shall contain the following information: the name, address and telephone number of the owner(s); the address of each Transient Rental Property; and, if someone other than the owner(s) is responsible for maintenance or repairs to said Transient Rental Property, the name, address and telephone number of the person(s) or entity responsible for such maintenance or repairs.

(c) Revocation. The Building Official or his designee shall have the power to revoke a Transient Occupancy Registration Certificate if any false statement is made by the applicant in connection with the issuance of such certificate, or for the noncompliance of a Transient Rental Property with the requirements of this chapter, or the if the owner, agent or person in charge of a Transient Rental Property refuses to comply with any provisions of this chapter.

(d) Term. A Transient Occupancy Registration Certificate issued pursuant to this chapter shall be valid for twelve months from the application date or until a change in ownership occurs. Applications will be reviewed on a rolling basis. From the time an application is submitted until an inspection report is completed and issued to the applicant, the applicant is deemed to have an approved temporary Transient Occupancy Registration Certificate whose duration shall last only from the date an application is submitted (along with all required fees) until the date when the inspection report is completed.

1369.04 FEES.

- (a) Registration Fee. On or before January 15 of each year, the Building Official and the Administrator, as the term is defined by Chapter 189 of the Codified Ordinances, shall present to City Council a fee schedule that itemizes the fees charged to applicants for a Transient Occupancy Registration Certificate. Council may approve or modify the proposed fee schedule upon motion and affirmative vote of a simple majority of Council.

1369.05 MAINTENANCE RESPONSIBILITIES.

- (a) The owner(s), agent(s) or person(s) in charge of every Transient Rental Property shall be responsible for the maintenance thereof in good repair and safe condition in compliance with the requirements of applicable requirements of Title 13 of the Codified Ordinances and the requirements established by the City administratively. The owner shall also be responsible to maintain in a safe and sanitary condition the shared or common areas of the premises.
- (b) The occupant(s) of a Transient Rental Property shall be responsible for maintaining in a safe and sanitary condition that part of the unit and premises which he or she occupies and controls. In addition, such occupant shall be responsible for maintain in a safe condition all equipment and appliances which he or she owns.

1369.06 ENTRY AND INSPECTION.

- (a) The Building Official or his designee is authorized and directed to cause inspections to be made of all Dwelling Units, Residential Premises, or any other residential property to be listed or advertised for rent to Transient Guests which is subject to this Chapter 1369 of the Codified Ordinances, and the grounds surrounding such properties located within the City of Huron, with the inspection to include only those items which can be inspected by lawful means. The owner, operator, or occupant of every rental unit may, upon the request of the Building Official or his designee, give the Building Official or his designee free access to the property, at reasonable times, for the purpose of inspection. In the event access to any private property is refused, the Building Official or his designee with the assistance of the Law Director may obtain an administrative warrant from a court of competent jurisdiction in order to gain access to the property. In the event an administrative warrant cannot be obtained, then the inspection shall include only those items which can be inspected by lawful means. This chapter shall not be construed to require an owner, operator or occupant to consent to a warrantless inspection of private property.
- (b) All owners/operators of Transient Rental Property within the City of Huron shall cause to have each Transient Rental Property inspected by the Building Official or his designee on an as-needed basis to determine compliance with this Chapter. A failure to permit the inspection shall be cause for revocation of the Transient Occupancy Registration Certificate.

1369.07 REPORTS AND REINSPECTION.

- (a) Upon completion of an inspection, an inspection report will be issued to the agent/owner of the Transient Rental Property within fourteen (14) days. If the Building Official and his designee(s) cannot complete an inspection report within fourteen (14) days, then the Transient Rental Property Registration Certificate shall be deemed to be temporarily approved until such time as the required inspection or reinspection is completed.
- (b) Violations enumerated in the inspection report shall be abated by the owner/operator of the Transient Rental Property within thirty (30) days from the date of the inspection report. A reinspection shall be required to verify that the violations have been corrected. The owner/operator of the Transient Rental Property shall contact the Building Official or his designee to schedule the required reinspection.
- (c) Failure to correct the violations within thirty (30) days from the inspection report date shall constitute a violation of this chapter and may result in the revocation of the Transient Occupancy Registration Certificate.

1369.08 CHANGE OF OWNERSHIP.

Any person selling or otherwise relinquishing ownership or control of a Transient Rental Property shall notify the Building Official of said change in ownership within fourteen (14) calendar days of the effective date of the transfer. Such notice shall be in writing and shall include: the name, address and telephone number of the new owner, and the name, address and telephone number of the previous owner. Rental registration shall not be transferred or assigned to any property owner. New owners must register Transient Rental Property in accordance with the provisions of this code.

1369.09 SEVERABILITY.

The provisions of these regulations shall be severable and should any section or provision of these regulations be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

1369.99 PENALTY; LEGAL ACTION.

- (a) Whoever violates any provision of this chapter or any rule or regulation promulgated thereunder or fails to comply therewith or with any written notice or written order issued thereunder shall be guilty of a first degree misdemeanor and subject to a maximum fine of one thousand dollars (\$1,000.00) or a maximum imprisonment term of six (6) months or both, with the special restriction that each violation shall result in at least a minimum fine of two hundred fifty dollars (\$250.00).
- (b) The imposition of any penalty as provided for in this chapter shall not preclude the Director of Law from instituting an appropriate action or proceeding in a court of proper jurisdiction to prevent an unlawful repair or maintenance, to restrain, correct or abate a violation, to prevent the occupancy of a building, or premises, or to require compliance with the provisions of this chapter or other applicable laws, ordinances, rules or regulations.

**CHAPTER 1369
Transient Rental Property**

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| 1369.01 Purpose. | 1369.08 Change of Ownership or Control. |
| 1369.02 Transient Rental Registration Certificate. | 1369.09 Hosting Platforms. |
| 1369.03 Limitations on Transient Rental Properties. | 1369.10 Hearing and Appeals. |
| 1369.04 Fees. | 1369.11 Severability. |
| 1369.05 Owner Responsibilities. | 1369.12 Enforcement. |
| 1369.06 Inspections. | 1369.13 Notice of Violations. |
| 1369.07 Nuisance. | 1369.98 Definitions. |
| | 1369.99 Penalty; legal action. |

CROSS REFERENCES

- Building standards - see BLDG. Title 13
- Condemnation proceedings - see BLDG. Ch. 1357
- Hearing and Appeal - see ZONING. Ch. 1139
- Planning and zoning - see ZONING Ch. 1133
- Removal of unsafe buildings - see BLDG. Ch. 1358
- Taxation - see ADMIN. Ch. 189

1369.01 PURPOSE.

The purpose and intent of this Chapter is to regulate and ensure the peace, health, safety, and wellness of the public, including the Owners, Transient Guests, and neighboring property owners or occupants of any Transient Rental Property; to ensure the continued vibrancy, character, and charm of the City of Huron as a community; to protect and preserve the quality, character, and tranquility of residential neighborhoods; to protect property values, and to preserve the availability of affordable housing stock for permanent residents of the City of Huron.

1369.02 TRANSIENT RENTAL REGISTRATION CERTIFICATE.

- (a) Required. Effective January 1, 2020, the City created a Transient Rental Property Registration System for the City of Huron that requires an Owner of Transient Rental Property to register with the City on an annual basis each and every individual Transient Rental Property in the City.
 - (1) Beginning on the effective date of this Ordinance for new transient rental Applications, and beginning as of the date of expiration, lapse or revocation for an Owner holding one or more current and valid Department-issued Transient Registration Occupancy Certificates (issued prior to the effective date of this Ordinance), every Transient Rental Property must be issued a

Transient Rental Registration Certificate or Renewal Transient Rental Registration Certificate (as the case may be) before being used, advertised, promoted, offered, listed with a Hosting Platform, or otherwise made available for use as Transient Rental Property. It shall be prima facie evidence of use as a Transient Rental Property if a Transient Guest is found to be occupying a Residential Premises or the Residential Premises is advertised on a Hosting Platform.

(2) All Transient Rental Property must be in full compliance at all times with all applicable provisions of the Codified Ordinances of the City of Huron.

(b) Display of Certificate. Each Transient Rental Property must display the Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Rental Registration Certificate (as the case may be) in a conspicuous location that can be easily observed from public streets or sidewalks.

(1) No Owner of a Transient Rental Property shall allow a Transient Rental Property to be used, advertised, promoted, offered, listed or made available for use to Transient Guests if the Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Rental Registration Certificate (as the case may be) has been suspended, revoked, or denied, nor shall an Owner display a Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Rental Registration Certificate (as the case may be) that has expired or been suspended, revoked, denied, altered, or defaced.

(2) No person shall make a Transient Rental Property available for use by Transient Guests if such Transient Rental Property is in violation of any applicable provision of the City of Huron's health code, building code, zoning regulations, or any covenant, condition, or restriction enacted in accordance with Chapter 5312 of the Ohio Revised Code, if applicable.

(c) Issuance.

(1) The Application for a Transient Rental Registration Certificate or Renewal Transient Rental Registration Certificate required by this Chapter shall be made by an Owner by supplying the information required on the Application supplied by the Department and agreeing to comply with all requirements of this Chapter. Applications may be submitted at any time, subject to the limitations and restrictions set forth in **1369.03**.

(2) A Transient Rental Registration Certificate or Renewal Transient Rental Registration Certificate shall not be issued to an Owner unless the Owner or an Authorized Representative can arrive at and access the Transient Rental Property within one (1) hour.

(3) Upon submission of the Application (or renewal Application), the Department shall schedule a Life Safety Inspection, in accordance with Section **1369.06** of these Codified Ordinances, of the Residential Premises prior to issuing or renewing a Transient Rental Registration Certificate.

- (4) No Transient Rental Registration Certificate shall be issued or renewed until the Department completes a Life Safety Inspection of the Residential Premises and determines that the Residential Premises complies with all applicable health, building, and safety codes and the requirements of this Chapter.
 - (5) After the Life Safety Inspection is completed and the Residential Premises is found to be in full compliance with all applicable building, health, and safety codes, the Department shall issue or renew a Transient Rental Registration Certificate for such Residential Premises which shall contain the following information:
 - i. the name, email address, and telephone number of the Owner or Authorized Representative responsible for maintenance of the Transient Rental Property and ensuring compliance with this Chapter;
 - ii. the address of the Transient Rental Property;
 - iii. the expiration date of the Transient Rental Registration Certificate or Renewal Transient Rental Registration Certificate (as the case may be); and
 - iv. the maximum occupancy of the Transient Rental Property, which shall be limited to three (3) persons per Residential Premises plus two (2) persons per bedroom.
 - (6) Upon obtaining a Transient Rental Registration Certificate or Renewal Transient Rental Registration Certificate, the Owner shall comply with the provisions of this Chapter.
- (d) Revocation or Lapse. The Department shall revoke a Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Rental Registration Certificate for any of the following:
- (1) the Owner provides any material misrepresentation of fact on the Application;
 - (2) the Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Rental Registration Certificate is not timely renewed;
 - (3) noncompliance with the requirements of this Chapter;
 - (4) failure to correct any deficiency identified in the Inspection Report within thirty (30) days of the date the Inspection Report is issued;
 - (5) failure to collect and remit taxes required by Chapter 189 of the Codified Ordinances;
 - (6) upon a determination by a Court of competent jurisdiction that the Transient Rental Property has become a nuisance as further defined in Section **1369.07** of the Codified Ordinances or other controlling Ohio law.

Notwithstanding any contrary provision of this Chapter, any Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Rental Registration Certificate that expires, is revoked, or becomes invalid for any reason is not assignable nor renewable and

shall be considered a new Transient Rental Property for which a new Application is required for all purposes under this Chapter.

- (e) Limitations on Assignment. Except as otherwise provided in Section **1369.08**, a Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Rental Registration Certificate may not be sold, transferred, or assigned to any property other than the Transient Rental Property for which it was issued.
- (f) Term. A Transient Rental Registration Certificate or Renewal Transient Rental Registration Certificate issued pursuant to this Chapter shall be valid for twelve (12) months from the date of issuance or unless and until such certificate expires, lapses, or is revoked in accordance with **1369.02(d)** of the Codified Ordinance.

1369.03 LIMITATIONS ON TRANSIENT RENTAL PROPERTIES.

Beginning on the effective date of this Ordinance, there shall be a maximum combined aggregate total of **one hundred sixty-five (165)** Transient Registration Occupancy Certificates (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificates, and Renewal Transient Rental Registration Certificates issued for Transient Rental Property located within the City at any one time, provided that no renewal Application for a Renewal Transient Rental Registration Certificate will be denied solely on the basis that approving the Application will cause the foregoing maximum combined aggregate total number of Transient Registration Occupancy Certificates (issued prior to the effective date of this Ordinance), Transient Occupancy Registration Certificates, and Renewal Transient Rental Registration Certificates to be exceeded.

- (a) Subject to the provisions of the foregoing paragraph, Applications accepted for an available Transient Rental Registration Certificate are on a first come basis. The Department shall maintain a waiting list in the event the maximum number of Transient Registration Occupancy Certificates (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificates, and Renewal Transient Rental Registration Certificates issued for Transient Rental Property located within the City at any one time equals one hundred sixty-five (165). At such time as there are a combined aggregate total of one hundred sixty-five (165) Transient Registration Occupancy Certificates (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificates, and Renewal Transient Rental Registration Certificates issued for Transient Rental Property located within the City, new Applications shall only be considered on a “one (1) new Application for every one (1) Transient Registration Occupancy Certificates (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate or Renewal Transient Rental Registration Certificate that is cancelled, revoked, lapses or terminates for any reason” basis, to ensure the total combined maximum aggregate number of Transient Registration Occupancy Certificates (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificates, and Renewal Transient Rental Registration Certificates issued does not exceed one hundred sixty-five (165). Subject to limitations found elsewhere in this Chapter,

renewal Applications shall continue to be accepted and Renewal Transient Rental Registration Certificates issued in accordance with Section **1369.02** provided that the Application for a Renewal Transient Rental Registration Certificate is submitted to the Department before the expiration of the existing Transient Occupancy Registration Certificate (issued prior to the effective date of this Ordinance) or before the expiration of any Renewal Transient Rental Registration Certificate.

- (b) No Transient Rental Property which had a Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Rental Registration Certificate revoked under Sections **1369.02(d)(3)-(6)** shall be eligible for issuance of a Transient Rental Registration Certificate for a period of two (2) years from the date of revocation unless a change in ownership or control of the Residential Premises has occurred, as determined by the Department in its reasonable discretion.

1369.04 FEES.

All fees set forth in this Chapter shall be approved and adopted by City Council in accordance with Article III of the City's Charter and the Codified Ordinances. The effective date of any changes to such fees shall be in accordance with Section 3.06 of the Charter unless a different date is set forth in the adopting Ordinance.

1369.05 OWNER RESPONSIBILITIES.

In addition to general requirements that all Transient Rental Property be in full compliance with all applicable laws, statutes, regulations, and ordinances, the following additional responsibilities are applicable to an Owner of Transient Rental Property:

- (a) The Owner of every Transient Rental Property shall be responsible for the maintenance thereof in good repair and in a safe and sanitary condition in compliance with the applicable requirements of Title 13 of the Codified Ordinances and the requirements established by the City administratively.
- (b) Subject to the provisions and limitations contained in Section 1369.06(a)(2) of this Chapter, the Owner shall prepare and maintain a parking plan to designate off-street parking for the use of all vehicles associated with the Transient Rental Property in accordance with Chapter 1133 of the Codified Ordinances.
- (c) The Owner or Authorized Representative shall be required to be physically present in person at the Transient Rental Property within sixty (60) minutes of any notification by a member of law enforcement or the fire department or emergency assistance of any kind relating to a Call for Service to the Transient Rental Property.
- (d) The Owner shall provide proof of procurement and maintenance of general liability and premises liability insurance for the Transient Rental Property as may be periodically requested by the Department, which insurance(s) shall meet all of the following requirements:

- (1) Provide coverage of not less than Three Hundred Thousand Dollars (\$300,000.00) and issued in accordance with Chapter 3902 of the Ohio Revised Code.
- (2) Provide notice of cancellation of insurance to the Department at least ten (10) days prior to cancellation.

Failure to maintain insurance required by this Section shall result in a revocation of the Transient Rental Registration Certificate or Renewal Transient Rental Registration Certificate (as the case may be).

(e) Records.

- (1) The Owner or Authorized Representative shall maintain a registry of Transient Guests for a period of at least three (3) years from the date such Transient Guests occupied the Transient Rental Property which shall include the following:
 - i. The name and address of the persons who entered into the rental agreement for use of the Transient Rental Property;
 - ii. The date(s) each such Transient Guest had use or occupancy of the Transient Rental Property;
 - iii. The number of persons scheduled to stay for the night of the Rental Period; and
 - iv. The rate charged per each rental period.
 - (2) The Owner or Authorized Representative shall provide the records required by this section upon request by a member of law enforcement, the Department, or in accordance with any lawful order issued by a Court or tribunal having jurisdiction thereof.
 - (3) The Owner or Authorized Representative shall be deemed to comply with this provision if such records are kept and maintained by a Hosting Platform which is identified and disclosed to the City on the initial Application or any renewal Application.
- (f) No Owner shall lease a Transient Rental Property to a Transient Guest if the Transient Guest's use of the Transient Rental Property would violate Section 2950.034 of the Ohio Revised Code.

1369.06 INSPECTIONS.

- (a) License Issuance and Renewal Inspections:
- (1) Prior to issuing a new or Renewal Transient Rental Registration Certificate, or in the event of the transfer and assignment of a valid a Transient Rental Registration Certificate, the Department shall conduct a Life Safety Inspection of the Residential Premises within fourteen (14) days from the date the new Application or renewal Application is received by the City (or in the event a waiting list is maintained by the Department pursuant to Section 1369.03(a), within fourteen (14) days that the new Owner is notified by the Department that the new Application is being considered), which Life Safety Inspection shall consist of the following:

- i. Inspection of all electrical receptacles;
 - ii. Check for and test smoke detectors and carbon monoxide detectors;
 - iii. Check for improper wiring;
 - iv. Check electrical panel;
 - v. Check all light fixtures at all stairways and exterior doors;
 - vi. Check furnace and water heaters;
 - vii. Check for leaking water, gas and waste lines;
 - viii. Check for removal of all refuse, garbage and debris;
 - ix. Check for building code compliance, including necessary handrails;
 - x. Check for presence of accessible dry chemical fire extinguishers of a minimum 5-lb. ABC class;
 - xi. Determine maximum occupancy for overnight Transient Guests which shall be limited to:
 1. three (3) persons per Residential Premises plus;
 2. two (2) persons per bedroom.
 3. All areas of a Residential Premises designated as bedroom space shall be used predominantly for sleeping, have a minimum of one or more beds of a size and number equal to the expected occupants, and two (2) separate means of accessible ingress and egress.
- (2) In conjunction with completing a Life Safety Inspection, and for new Transient Rental Registration Certificates issued from and after the effective date of this Ordinance, the Department shall also review the Owner's parking plan to determine compliance with Chapter 1133 of the Codified Ordinances. No parking plan shall be required of an Owner that is the holder of a current and valid Transient Occupancy Registration Certificate (issued prior to the effective date of this Ordinance) provided such Transient Occupancy Registration Certificate is timely and continuously renewed and is not later suspended, revoked, denied, or permitted to lapse, in which case a new Application shall be required and all provisions of this Ordinance shall be apply to such new Application, including not limited to the parking plan requirements identified in this Section 1369.06(a)(2).
 - (3) To the extent an Owner is subject to the parking plan requirements of Section 1369.06(a)(2) of this Chapter, and if a particular Transient Rental Property permits occupancy that cannot be accommodated based on the parking requirements set forth in Section 1133.03(c)(6), the permitted and approved occupancy for such Transient Rental Property shall automatically be reduced by the Department to ensure compliance with the parking requirements set forth in Section 1133.03(c)(6) of the Codified Ordinances.
 - (4) Within fourteen (14) days of completing a Life Safety Inspection, an Inspection Report shall be issued to the Owner of the Transient Rental Property.
 - (5) The Department shall maintain a copy of the Life Safety Inspection Report for each Transient Rental Property for a period of three (3) years. Copies of all reports of Life Safety Inspections shall be made available to the public in accordance with §149.43 of the Ohio Revised Code.

- (b) Violations enumerated in the Inspection Report shall be abated by the Owner of the Transient Rental Property within thirty (30) days from the date of the Inspection Report. A reinspection shall be required to verify that the violations have been corrected. The Owner of the Transient Rental Property shall contact the Department to schedule the required reinspection, which shall occur within forty-five (45) days from the date the Inspection Report is issued. A reinspection fee set in accordance with Section **1369.04** shall be paid at the time a reinspection is scheduled.
- (c) Failure to correct any violations contained within the Inspection Report within thirty (30) days from the date of the Inspection Report shall constitute a violation of this chapter and may result in the revocation of a Transient Rental Registration Certificate or Renewal Transient Occupancy Registration (as the case may be) and/or penalties or other legal action in accordance with Section **1369.99**.
- (d) Failure to permit a reinspection of the Transient Rental Property within forty-five (45) days of the date of the Inspection Report shall constitute a violation of this chapter and may result in the revocation of the Transient Rental Registration Certificate or Renewal Transient Occupancy Registration (as the case may be) and/or penalties or other legal action in accordance with Section **1369.99**.
- (e) Upon display of the proper credentials, any member of the Department, law enforcement, fire department, emergency assistance, or public health official shall be permitted to inspect the Transient Rental Property to ensure compliance with this Chapter.
 - (1) In the event access to Transient Rental Property is refused, an officer or employee of the entity requesting to inspect the Transient Rental Property may, with the assistance of the Law Director, obtain an administrative warrant from a court of competent jurisdiction in order to gain access to the property.
 - (2) In the event an administrative warrant cannot be obtained, then the inspection shall include only those items which can be inspected by lawful means. This chapter shall not be construed to require an Owner, Authorized Representative, or occupant to consent to a warrantless inspection of private property.
 - (3) A repeated failure to permit inspection may be cause for revocation of the Transient Rental Registration Certificate or Renewal Transient Occupancy Registration (as the case may be).

1369.07 NUISANCE.

The operation of Transient Rental Property may be found to constitute a public nuisance upon a determination by the Department or a court of competent jurisdiction that any of the following apply:

- (a) The Transient Rental Property has been the site of a repeated criminal activity involving prostitution, felony drug possession, gang activity, or acts of violence as such terms are defined in Chapter 29 of the Ohio Revised Code.

- (b) The Transient Rental Property is a nuisance as that is defined under Section 3767.01 of the Ohio Revised Code.
- (c) The Transient Rental Property has had in excess of three (3) Calls for Service within any consecutive twelve (12) month period.
- (d) The Transient Rental Property has a documented history of repeated conduct that endangers neighborhood safety.

1369.08 CHANGE OF OWNERSHIP OR CONTROL.

- (a) Any person selling or otherwise relinquishing ownership or control of a Transient Rental Property, including an Authorized Representative or Owner, shall notify the Department of the proposed effective date of the change in ownership or control.
- (b) In order to transfer and assign a valid Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Occupancy Registration, the Owner and holder of the Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Occupancy Registration shall notify the Department of the change in ownership and control. The notice required by this section shall be in writing and shall include the following:
 - (1) the name, address, email address, and telephone number of the new Authorized Representative or Owner;
 - (2) the name, address, email address and telephone number of the previous Authorized Representative or Owner;
 - (3) the person or entity maintaining the records required to be maintained by Section **1369.05(e)**.
 - (4) the effective date of such change in ownership or control.

Within fourteen (14) days of acquiring the Transient Rental Property (as evidenced by the new Owner receiving recorded legal title to same), the new Owner shall complete an Application for purposes of the new Owner acknowledging the rights, duties and obligations of an Owner under this Chapter, including permitting the Department to conduct a Life Safety Inspection in accordance with **Section 1369.06** of this Chapter. The new Owner shall be required to pay a reinspection fee in accordance with the Codified Ordinances of the City. Provided the Application is approved, the Life Safety Inspection is approved, and the new Owner pays the reinspection fee, the City shall consider then-existing Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate or Renewal Transient Rental Registration Certificate (as the case may) assigned and transferred to the new Owner, thereby permitting the new Owner to utilize then-existing Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Rental Registration

Certificate (as the case may be) for the unexpired portion of the term of the relevant certificate.

- (c) A failure to notify the Department in accordance with this Section within fourteen (14) calendar days of any change of ownership or control (as evidenced by the new Owner receiving recorded legal title to same) will result in a violation of this Chapter and a revocation of the Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Occupancy Registration (as the case may be) and/or penalties or other legal action in accordance with Section **1369.99**.

1369.09 HOSTING PLATFORMS.

- (a) Listing, Advertising, or Promoting. No Hosting Platform shall list, advertise, promote, or accept reservations for any Transient Rental Property within the City of Huron that does not have a Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate or Renewal Transient Occupancy Registration. Upon notification by the Department that the Transient Registration Occupancy Certificate (issued prior to the effective date of this Ordinance), Transient Rental Registration Certificate, or Renewal Transient Occupancy Registration has expired or been revoked, the Hosting Platform shall remove or deactivate that Transient Rental Property from all listings, advertisements, or promotions of any kind within three (3) business days.
- (b) Records Required. To the extent the Hosting Platforms collects the information required to be kept and maintained by an Owner or Authorized Representative in accordance pursuant to Section **1369.05(e)** of this Chapter, it shall maintain such information for a period of three (3) years for all Transient Rental Properties that are leased to Transient Guests through such Hosting Platform, and shall provide such records upon request in accordance with Section **1369.05(e)**.
- (c) Taxation. All Hosting Platforms are subject to taxation in accordance with Chapter 185 of the Codified Ordinances.

1369.10 HEARING AND APPEALS.

Subject to Section **1369.03**, any person who has been denied, or refused a Transient Rental Registration Certificate or renewal thereof, or whose Transient Rental Registration Certificate or Renewal Transient Occupancy Registration has been revoked pursuant to Section **1369.02(d)** may appeal such decision to the Board of Building and Zoning Appeals as provided in Section 1139.02 of the Codified Ordinances.

1369.11 SEVERABILITY.

The provisions of these regulations shall be severable and should any section or provision of these regulations be declared by a court of competent jurisdiction to be unconstitutional or

invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

1369.12 ENFORCEMENT.

No person shall violate any provision of this chapter or any rule or regulation promulgated thereunder or fail to comply therewith or with any written notice or written order issued thereunder by the Department.

1369.13 NOTICE OF VIOLATIONS

- (a) Upon discovery of a violation of this Chapter, the Department shall issue a written notice of the violation to the Owner.
- (b) The notice required in this Section shall be delivered by one or more of the following methods:
 - a. certified mail delivery (return receipt requested), which shall be deemed effective as of the date of receipt identified on the return receipt or as noted by the U.S. Postal Service;
 - b. courier service, which shall be deemed effective as of the date of receipt as identified by the courier service;
 - c. hand or personal delivery, which shall be effective when delivered to an adult at the Owner's address;
 - d. facsimile delivery, which shall be is effective when the facsimile transmission has been transmitted to the facsimile number provided for that purpose and the Department has received confirmation of the facsimile transmission;
 - e. electronic mail delivery is effective when the electronic mail has been sent to the Owner's electronic mail address without notice of rejection of message.
- (c) It is not a defense to any subsequent enforcement action that the notice provided by the Department was not actually delivered to the Owner provided that one of the methods of delivery set forth in Section **1369.13(b)** was attempted in good faith by the Department but was not accomplished through no fault of the Department.

1369.98 DEFINITIONS.

As used in this chapter:

- (a) "Authorized Representative" means any individual, person, firm, partnership, corporation or company, other than an Owner, acting on behalf of an Owner of a Transient Rental Property responsible for ensuring compliance with all provisions of this Chapter and registered as the Owner's Authorized Representative with the Department.
 - (1) For purposes of this Chapter, actions taken by an Authorized Representative acting on behalf of the Owner shall have the same legal force and effect as if such acts were taken by the Owner.

- (2) No Owner shall be absolved of individual liability solely on the basis that acts were taken by an Authorized Representative and not the Owner.
- (b) “Application” means the submission of all information required by this Chapter, and payment of the required fees, for registering: (i) a Residential Premises as new Transient Rental Property to obtain a Transient Rental Registration Certificate; or (ii) to obtain a Renewal Transient Rental Registration Certificate. For avoidance of doubt, a new Transient Rental Property shall be considered a Transient Rental Property for which the Owner of has failed to maintain a valid or renewable Transient Rental Registration Certificate.
- (c) “Calls for Service” means any and all calls, including, but not limited to, those to law enforcement, fire department, or emergency assistance of any kind when those calls result in a representative of a law enforcement agency, a fire department, or another emergency assistance service being dispatched or directed to the Residential Premises and;
- (1) allege criminal activity, including, but not limited to, disturbance of the peace that results in an arrest, charge or citation of persons occupying or on the premises of a Transient Rental Property; or
- (2) result in a finding of an imminent threat to safety of person(s) or property as a result of activities occurring on a Transient Rental Property.
- (d) “Department” shall mean and refer to the Building and Zoning Department of the City of Huron.
- (e) “Hosting Platform” means any person or entity in any form, format, or media that, in exchange for a fee, assists, facilitates, or provides a means through which an Owner may offer Residential Premises as Transient Rental Property and through which a Transient Guest can arrange use of a Transient Rental Property, whether the payment for the use of the Transient Rental Property is directly to the Owner or to the Hosting Platform.
- (f) “Inspection Report” means the report issued by the Department containing the results of the Life Safety Inspection.
- (g) “Life Safety Inspection” means that inspection performed by the Department prior to issuing or renewing a Transient Rental Registration Certificate.
- (h) “Owner” means an individual, corporation, firm, partnership, association, organization, or any other person or entity (jointly or in combination) who has legal title to a Residential Premises. For purpose of this Chapter, an Owner includes anyone possessing a fee simple interest, vendee interest in a land contract, an estate for life or for years, in the Residential Premises including through a trust instrument or other conveyance of real property, or otherwise entitled to have legal or equitable title to real property registered in accordance with Sections 5309.05 or 5309.42 of the Ohio Revised Code.

- (i) “Renewal Transient Rental Registration Certificate” means the Transient Rental Registration Certificate issued to a Residential Premises that was previously identified as a Transient Rental Property if the Application is approved prior to the date of expiration identified on the Transient Rental Registration Certificate.
- (j) “Residential Premises” means any building, structure, or the part of a building or structure that is used or intended to be used as a home, residence, or sleeping place by one (1) or more persons and any adjacent or attached structures, grounds, areas, and facilities for the use of occupants generally or the use of which is promised an occupant, including Transient Guests.
- (k) “Transient Guests” means persons, who in exchange for money or other financial compensation, occupy a room or rooms, Residential Premises or other property used for sleeping accommodations for less than thirty (30) consecutive days.
- (l) “Transient Rental Registration Certificate” means the certificate issued with respect to a Transient Rental Property evidencing compliance with the requirements of this Chapter.
- (m) “Transient Rental Property” means any Residential Premises, or part thereof, being utilized or otherwise made available to a Transient Guest within the City, if such Residential Premises is used by or made available to a Transient Guest for a period in excess of a combined period of thirty (30) days in any calendar year. “Transient Rental Property” does not include any Residential Premises which is the primary residence of the Owner if such Residential Premises is not occupied or made available to a Transient Guest in excess of a combined period of thirty (30) days in a calendar year.

1369.99 PENALTY; LEGAL ACTION.

- (a) Except as otherwise expressly provided for elsewhere under the Codified Ordinance or the Ohio Revised Code, whoever violates any provision of this chapter or any rule or regulation promulgated thereunder or fails to comply therewith or with any written notice or written order issued thereunder shall be guilty of a first degree misdemeanor and subject to a fine of not less than five hundred dollars (\$500.00) or a maximum imprisonment term of six (6) months or both. Each day that such violation exists shall constitute a separate and distinct offense. Multiple violations can occur during a single guest stay and may be noticed and heard in a single action.
- (b) The imposition of any penalty as provided for in this chapter shall not preclude the Director of Law from instituting an appropriate action or proceeding in a court of proper jurisdiction to prevent an unlawful use of property, require repair or maintenance, restrain, correct or abate a violation, prevent the occupancy of a Residential Premises, revoke a Transient s Registration Certificate, or to require compliance with the provisions of this chapter or other applicable laws, ordinances, rules or regulations.

ORDINANCE NO. 2021-8

Introduced by Mark Claus

AN ORDINANCE AMENDING ORDINANCE NO. 1121.04, DEFINITIONS (TO ADD A PROVISION RELATING TO TRANSIENT RENTALS), AND AMENDING ORDINANCE NOS. 1123.01(a)(7)(A) and (B) AND 1123.02(a)(4) (TO ENSURE DEFINITIONAL CONSISTENCY WITH CHAPTER 1369 OF THE CODIFIED ORDINANCES).

WHEREAS, pursuant to Ordinance No. 2021-7, Huron City Council repealed and fully replaced Chapter 1369 of the Codified Ordinances relating to transient rentals; and

WHEREAS, Council desires to ensure relevant Sections of the Codified Ordinances are modified to reflect the adoption of Chapter 1369 of the Ordinances;

WHEREAS, Council desires to ensure the definition of “Transient Rentals” is included Chapter 1121 of the Codified Ordinances, and to ensure various defined terms in Chapter 1123 are consistent with Chapter 1369 of the Codified Ordinances.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That a new Section be added to Chapter 1121.04 of the Ordinances, to be known as 1121.04(69) (and with the existing 1121.04(69) and all subsequent Sections being renumbered to reflect this addition), which new 1121.04(69) shall state as follows:

“(69) “Transient Rental means any transient rental arrangement as outlined in Chapter 1369 of the Codified Ordinances.”

SECTION 2. That the existing provisions contained in Section 1123.01(a)(7)(A) and (B) shall be eliminated in their entirety and replaced with the following:

“A. “Residential Premises” shall have the same meaning as ascribed in Section 1369.98 of the Codified Ordinances.

B. “Transient Guests” shall have the same meaning as ascribed in Section 1369.98 of the Codified Ordinances.”

SECTION 3. That the existing provisions contained in Section 1123.02(a)(4) shall be eliminated in its entirety and replaced with the following:

“(4) Transient Rental of any Dwelling Unit, Residential Premises, or any other residential property being utilized or otherwise made available for rent to Transient Guests, as those terms are defined in Section 1121.04(69) and Section 1369.98 of the Codified Ordinances.”

SECTION 4. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

SECTION 5. That this Ordinance shall take effect and be in force from and after the time period contained in Section 3.06 of the Charter of the City of Huron.

Sam Artino, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____.

ORDINANCE NO. 2021-9

Introduced by Monty Tapp

AN ORDINANCE AMENDING ORDINANCE NO. 1133.03, REQUIRED OFF-STREET PARKING SPACES, TO ADD A PROVISION RELATING TO TRANSIENT RENTAL PROPERTY.

WHEREAS, pursuant to Ordinance No. 2021-7, Huron City Council repealed and fully replaced Chapter 1369 of the Codified Ordinances relating to transient rentals; and

WHEREAS, Council desires to establish a required number of off-street parking spaces for transient rentals to ensure the health, safety and welfare of the citizens of the City and its visitors and guests;

WHEREAS, Council desires to ensure the aforementioned off-street parking requirement for transient rentals shall only apply to “new” transient rentals in accordance with Section 1369.06(a)(2) of Codified Ordinances.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That a new Section (c)(6) be added to Chapter 1133.03 of the Ordinances, which shall state as follows:

Principal Building or Use

“(6) Transient Rental Property

Minimum Spaces Required

The greater of two (2) off-street parking spaces or one (1) space for each four (4) permitted occupants, rounded up.”

SECTION 2. That foregoing Section 1133.03(c)(6) shall only apply to “new” transient rentals in accordance with Section 1369.06(a)(2) of Codified Ordinances

SECTION 3. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

SECTION 4. That this Ordinance shall take effect and be in force from and after the time period contained in Section 3.06 of the Charter of the City of Huron.

Sam Artino, Mayor

ATTEST: _____

Clerk of Council

ADOPTED: _____



TO: Mayor Artino and City Council
FROM: Cory Swaisgood , Finance Director
RE: Resolution No. 17-2021
DATE: March 23, 2021

Subject Matter/Background

This resolution authorizes the annual agreement between the City/Huron Township/Huron City Schools related to the Huron Joint Recreation District, and confirms the joint acquisition, operation and/or maintenance of recreation facilities related to the Huron Joint Recreation District.

Under the proposed agreement, the 2021 contribution rates are established as follows representing the percentage distribution authorized by the Council in previous agreements, which amounts are broken down as follows:

City of Huron: \$299,133.84 - 65%
Huron Township: \$115,051.48 - 25%
Huron Schools: \$ 46,020.90 - 10%

Financial Review

The amounts were determined based on the 2021 budget and were included with 2021 appropriations approved by Council in December 2020. The City's portion will be paid from the General Fund. City Administration has met with the Schools and Township to discuss the 2021 budget, with no concerns on the allocated amounts. In comparison, the total HJRD contribution from all three entities is 0.50% higher than 2020's total contribution. This is mostly due to projected lower program expenses and deposits on events that were canceled in 2020 and were carried over to 2021, such as fireworks.

Legal Review

The matter has been reviewed, follows normal legislative procedure and is properly before you.

Recommendation

If Council is in support of the request, a motion to adopt Resolution No. 17-2021 is in order.

[Resolution No. 17-2021.doc](#)

[Resolution No. 17-2021 Exhibits A and B.docx](#)

RESOLUTION NO. 17-2021

Introduced by Christine Crawford

A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO AN AGREEMENT CONFIRMING THE JOINT ACQUISITION, OPERATION AND/OR MAINTENANCE OF RECREATIONAL FACILITIES AND AN AGREEMENT FOR THE OPERATION AND MAINTENANCE OF SUCH FACILITIES AND PROGRAMS ESTABLISHED BY THE HURON JOINT RECREATION PROGRAM

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That the City Manager be, and he hereby is, authorized and directed to enter into an Agreement Confirming the Joint Acquisition, Operation and/or Maintenance of Recreational Facilities and an Agreement for the Operation and Maintenance of such Facilities and Programs Established by the Huron Joint Recreation District, which agreements shall be substantially in the form of Exhibits "A" and "B", respectively, attached hereto and made a part hereof.

SECTION 2. That it is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution and the subject matters set forth herein were adopted in open meetings of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in compliance with all legal requirements, including O.R.C. § 121.22 and the Codified Ordinances of the City of Huron.

SECTION 3. That this Resolution shall go into effect and be in full force and effect from and after the earliest date allowed by law.

Sam Artino, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____

AN AGREEMENT CONFIRMING THE JOINT ACQUISITION, OPERATION AND/OR MAINTENANCE OF RECREATIONAL FACILITIES AND TO ESTABLISH THE HURON JOINT RECREATION DISTRICT

THIS AGREEMENT is hereby made and executed by and between the City of Huron, Ohio, a municipal corporation of Erie County, Ohio, [City], the Board of Trustees of Huron Township, Erie County, Ohio a political subdivision of the State of Ohio, [Township] and the Board of Education of Huron School District, Erie County, Ohio, a political subdivision of the State of Ohio, [School]”, to be effective as of the 1st day of January, 2021.

WHEREAS, the parties have heretofore created and funded the Huron Joint Recreation Study Committee;

WHEREAS, the parties now desire to continue and confirm a joint recreation district pursuant to the O.R.C. § 755.14(C), to be known as the “Huron Joint Recreation District” [the District], which district will acquire and/or lease property to equip, operate and maintain such parks, playgrounds, playfields, gymnasiums, public baths, swimming pools and indoor recreation centers as determined by the Board of Trustees of the District to be necessary or conducive to the public welfare; and

WHEREAS, the parties entered into agreements similar to this Agreement and now wish to renew and modify those agreements as set forth below;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and pursuant to O.R.C. § 755.16(A), the parties hereto agree as follows:

1. They and each of them will, or have, by appropriate Resolution, establish(ed) the Huron Joint Recreation District, consisting of all the territory of the City, Township and School, governed by the Huron Joint Recreation District Board of Trustees, consisting of nine (9) trustees residing in the District, three (3) of whom shall be appointed by each, the City, Township and School, with one (1) of each of the three (3) being an elected or appointed official of the appointing entity and with two (2) of each of the three (3) being other than elected or appointed officials of the appointing entity.

2. This Agreement shall be deemed to be in full force and effect on and after it has been executed by all Parties.

3. The contributions from the parties for the year 2021 shall be as follows: the City, Two Hundred Ninety-Nine Thousand One Hundred Thirty-Three and 84/100 Dollars (\$299,133.84); the Township, One Hundred Fifteen Thousand Fifty-One and 48/100 Dollars (\$115,051.48); and the School, Forty-Six Thousand Twenty and 59/100 Dollars (\$46,020.59); with

the annual total at Four Hundred Sixty Thousand Two Hundred Five and 91/100 Dollars (\$460,205.91). If necessary (as determined by the City), the parties shall agree on a reconciliation process of prior year actuals that may or may not result in additional contributions or credits per party. Upon the City's depositing of at least Fifty Thousand Dollars (\$50,000.00) of its contribution to the appropriate account or fund, the Township and School shall make their contributions by the end of the quarter following the City's deposit or come to terms with the City on other payment terms (e.g., quarterly payments), so long as total contributions for each party is deposited with the City before the end of the fiscal year. Funds thus deposited shall be used exclusively for operational and maintenance expenses for the District, including wages and fringe benefits. The City shall account for all funds deposited by the parties and shall make annual reports to the Township and School, through the Board of Trustees, for all income, expense and remaining balance of funds deposited hereunder. Any capital improvements shall be the responsibility of the party holding title to the facility at which any such improvements are to be made.

4. The District shall enter into an Agreement with the City of Huron for the maintenance of the District's recreational facilities and the establishment and management of recreational programs for the District, which Agreement shall be in the form of "Exhibit B" attached hereto and incorporated by reference.

5. The term of this Agreement shall be for one (1) year, and this Agreement may be amended from time to time in a writing signed by all parties with the appropriate approval of the entities' legislative authority.

6. The parties hereby ratify and affirm each and every act undertaken by the District pursuant to their original and subsequent agreement provided; however, this Agreement shall supersede and take the place of the parties' former agreement of similar import.

IN WITNESS WHEREOF, the parties have executed this Agreement, pursuant to their respective, appropriate, contracting authority procedures as below listed on the date indicated below.

CITY OF HURON, ERIE COUNTY, OHIO

By: _____
Matthew Lasko, City Manager

Date: March 24, 2021

Approved as to form:

Todd A. Schrader, Law Director

Resolution No. 17-2021
Passed: March 23, 2021

[SIGNATURES CONTINUE ON NEXT PAGE]

BOARD OF TRUSTEES OF HURON TOWNSHIP, ERIE COUNTY, OHIO

By: _____

By: _____

By: _____

Date: _____, 2021

Approved as to form:

Kevin J. Baxter, Erie County Prosecutor

Resolution No. _____

Passed: _____, ***2021***

[SIGNATURES CONTINUE ON NEXT PAGE]

BOARD OF EDUCATION OF HURON SCHOOL DISTRICT, ERIE COUNTY, OHIO

By: _____

By: _____

By: _____

By: _____

By: _____

Dated: _____, 2021

Resolution No. _____

Passed: _____, ***2021***

AGREEMENT PROVIDING FOR THE MAINTENANCE OF RECREATIONAL FACILITIES AND MANAGEMENT OF RECREATIONAL PROGRAMS FOR THE HURON JOINT RECREATION DISTRICT

THIS AGREEMENT is hereby made and concluded by and between the City of Huron, Ohio, a municipal corporation of Erie County, Ohio [City], and the Huron Joint Recreation District, a statutory joint recreation district of Erie County, Ohio[the District], to be effective as of the date of the last party's execution hereof as follows:

WHEREAS, the District is a statutory joint recreation district formed in 1995 by the City, the Board of Trustees of Huron Township, Erie County, Ohio and the Board of Education of Huron City School District, Erie County, Ohio under the authority of O.R.C.§755.16;

WHEREAS, the District was created to enhance the recreational opportunities for the inhabitants of the City, Huron Township and the Huron City School District by the combining of resources of the creating entities; and

WHEREAS, the District wishes to continue to engage the services of the City, especially its Parks and Recreation Department, to provide for the management of recreational programs to be conducted at such facilities to the benefit of the creating entities' respective citizenry;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. Any funds already on deposit or hereafter deposited or paid into the City's Park and Recreation Fund as set forth in the parties' Agreement establishing a Joint Recreation District shall be separately identified in such Fund, and expenditures of such moneys in furtherance of this Agreement shall be separately recorded and tracked. Each year, the City's Parks and Recreation Department shall establish a budget for funds deposited or paid by the parties, and each party shall be provided with a copy of such budget. Each party shall review such proposed budget.

2. The City shall participate in the creation of recreational programs to be conducted at the facilities operated and maintained by the District and shall manage such programs as the District shall establish; provided, however, the Director of the City's Department of Parks and Recreation shall have the right to decline to manage a recreational program created by the District without the consent and agreement of the City.

3. Included as a common expense to be paid from such fund shall be the cost of such insurance as the City shall deem appropriate with regard to the facilities and programs covered by this Agreement.

4. This Agreement shall supersede and take the place of the parties' agreement of similar import as the same previously existed.

IN WITNESS WHEREOF, the parties hereto execute this Agreement, pursuant to their respective, appropriate contracting authority procedures as below indicated, on the date indicated below.

CITY OF HURON, ERIE COUNTY, OHIO

By: _____
Matthew Lasko, City Manager

Date: March 24, 2021

Resolution No. 17-2021
Adopted: March 23, 2021

HURON JOINT RECREATIONAL DISTRICT

By: _____
Huron Joint Recreation District Chairperson



TO: Mayor Artino and City Council
FROM: Matthew Lasko
RE: Resolution No. 18-2021
DATE: March 23, 2021

Subject Matter/Background

This resolution authorizes the recommendations of the Tax Incentive Review Council (TIRC) relating to the City's enterprise zone agreements, tax increment financing agreements and Community Reinvestment Area abatements. This annual legislation is required by O.R.C. Section 5709.85(C)(1) with the TIRC required by law to make recommendations to the City Council concerning the disposition of agreements in effect for the prior year.

Financial Review

No changes were recommended by the TIRC; therefore, there will not be any financial impact to the City.

Legal Review

The matter has been reviewed, follows normal administrative procedure and is properly before you.

Recommendation

If Council is in support of the request, a motion to adopt Resolution No. 18-2021 is in order.

[Resolution No. 18-2021.doc](#)

[Resolution No. 18-2021 Exhibit A.pdf](#)

RESOLUTION NO. 18-2021

Introduced by Joel Hagy

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE ERIE COUNTY TAX INCENTIVE REVIEW COUNCIL RELATING TO ENTERPRISE ZONE AGREEMENTS AND COMMUNITY REINVESTMENT AREA AGREEMENTS.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That this Council hereby accepts the report and recommendations of the Erie County Tax Incentive Review Council as set forth in Exhibit "A" on file in the office of the Clerk of Council and made a part hereof as fully as if the same were set forth in its entirety herein.

SECTION 2. That this Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of the Council and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including O.R.C. §121.22 of the Revised Code.

SECTION 3. This Resolution shall take effect and be in full force and effect immediately upon its passage.

Sam Artino, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____

RICHARD H. JEFFREY
ERIE COUNTY AUDITOR

247 Columbus Avenue, Suite Sandusky, Ohio 44870-2635
(419) 627-7746 ecao.@eriecounty.oh.gov

March 19, 2021

Huron City Council
City of Huron, Ohio
417 Main Street
Huron, Ohio 44839

Re: Recommendations of the Tax Incentive Review Council to Huron City Council.

The City of Huron's Tax Incentive Review Council (TIRC) met on March 10, 2021 to review Enterprise Zone Agreements, the city's Tax Increment Financing Agreements and Community Reinvestment Area abatements that are currently in effect.

This annual review is required by Ohio Revised Code Section 5709.85 (C)(1) with the TIRC required by law to make recommendations to City Council concerning the disposition of agreements in effect for the prior year. Reviews conducted in 2021 judge performance for the prior year and therefore recommendations regarding these agreements apply to the calendar year ending December 31, 2020.

Under Section 5709.85(E)(F) of the Ohio Revised Code, City Council must hold a meeting within sixty days of receipt of the TIRC's recommendations and may vote to accept, reject or modify all or any portion of these recommendations.

After City Council acts and approves appropriate legislation regarding the TIRC recommendations, the City's recommendations and legislation must be forwarded to the Erie County Commissioners for their consideration and appropriate legislation.

Draft minutes of the TIRC meeting are attached for your review. The following projects with active tax incentives within the City of Huron were recommended to be **continued**:

- 1. HURON PODIATRY/ANGTIN, LLC CRA (DR. LESNAK)**
- 2. HUMANETICS INNOVATIVE SOLUTIONS, INC (DENTON) CRA**
- 3. YELLOW DOG LTD. (DBA STRIDE MOBILITY) CRA**
- 4. ALDRIDGE BOUTIQUE LLC (DBA MOCO BOUTIQUE) CRA**

5. **n2y (NEWS TO YOU / DJ CLARK, LLC) CRA**
6. **BRECKENRIDGE/CENTRAL OHIO PAPER AND PACKAGING, INC. CRA**
7. **SOUTH SHORE MARINE/THREE SEASONS PARTNERS, LLC CRA (Boat Storage)**
8. **SOUTH SHORE MARINE/THREE SEASONS PARTNERS, LLC CRA (Showroom)**
9. **CLDH PROPERTIES, LTD/LABEL AIDE, INC. CRA**
10. **CONAGRA PARCEL TIF**
11. **RYE BEACH TIF**

Please feel free to contact the undersigned with any questions regarding these recommendations.

Sincerely,



Richard Jeffrey
Erie County Auditor
Chairman of the Tax Incentive Review Council

Attachment: Draft Minutes of the 3/10/2021 TIRC meeting

CC: Matt Lasko, Huron City Manager
Steve Poggiali, Erie County Enterprise Zone Manager

**CITY OF HURON, OHIO
TAX INCENTIVE REVIEW COUNCIL
MINUTES OF THE MARCH 10, 2021 MEETING**

The Tax Incentive Review Council for the City of Huron, Ohio met on Wednesday, March 10, 2021 in the 3rd floor Commission Chambers, 247 Columbus Avenue, Sandusky Ohio. The following Council members were in attendance:

- Rick Jeffrey, Auditor, Erie County (Chair)
- Hank Solowiej, Fiscal Administrator, Erie County (Approved alternate of Gary Lickfelt)
- Pete Daniel, Administrator, Erie County
- Randy Drewyor, Treasurer/CFO, Huron City Schools
- Steve Poggiali, Director, Erie County Regional Planning
- Matt Lasko, City Manager, City of Huron

Also in attendance were:

- John Rogers, Erie County Auditor's Office
- Toni Fritz, Erie County Auditor's Office
- Sharon Johnson, Member of the General Public
- Zach Rospert, Erie County Regional Planning

Chairman R. Jeffrey called the meeting to order at 2:32 P.M. with the following items reported on or discussed:

1. MINUTES OF THE MARCH 12, 2020 MEETING:

The minutes of the March 12, 2020 meeting were reviewed. On a motion by P. Daniel, and second by H. Solowiej, the minutes were unanimously approved as presented.

2. APPOINTMENT OF A VICE-CHAIRMAN:

R. Jeffrey requested the appointment of a Vice-Chairman. H. Solowiej made a motion to appoint Pete Daniel as Vice-Chairman. S. Poggiali seconded the motion, which was unanimously approved.

COMMUNITY REINVESTMENT AREAS

3. ANGTIN, LLC/HURON PODIATRY (In CRA #1):

Z. Rospert informed the Council that this 15-year, 100% abatement, with a 25% gift back to the Huron Local Schools will run from 2015 – 2029. The agreement called to create two new jobs in the first 36 months. At 12/31/20, one new full-time-equivalent was added. Rospert noted that the facility also has space that they are actively marketing for rent, and has the potential to phase in expansions, so continuing the abatement is advantageous.

H. Solowiej made a motion to continue the abatement. R. Drewyor seconded the motion, which was unanimously approved.

4. HUMANETICS INNOVATIVE SOLUTIONS, INC (DENTON) (In CRA #1):

Z. Rospert informed the Council that this is an active 15-year, 100% abatement with a 25% gift back to Huron Local Schools which will run from 2010 - 2024. Z. Rospert noted that the 103 jobs held on 12/31/20 exceeded the goal of 80, but represented a decrease of 36 employees from 2019. Representatives from Humanetics indicated they are hopeful business picks back up so their headcount does not drop further.

S. Poggiali made the motion to continue the Humanetics/Denton CRA abatement as currently constituted. M. Lasko seconded the motion, which was unanimously approved.

5. HURON SENIOR RESIDENCES (In CRA #2)

Z. Rospert informed the Council Huron City Council agreed with this committee's recommendation from the 2020 TIRC to terminate this abatement. As such, no further action will be required.

6. YELLOW DOG LTD. (DBA STRIDE MOBILITY) (IN CRA 1)

Z. Rospert informed the Council of this new CRA approved in 2020. The terms call for a 75% abatement in years 1-5, 50% in years 6-10, and 25% in years 11-15. M. Lasko indicated construction has begun and will be complete in 2021. R. Drewyor made the motion to continue the Yellow Dog LTD abatement. P. Daniel seconded the motion, which was unanimously approved.

7. ALDRIDGE BOUTIQUE LLC (DBA MOCO BOUTIQUE) (IN CRA 1)

Z. Rospert informed the Council of this new CRA approved in 2020. The terms call for a 75% abatement in years 1-5, 50% in years 6-10, and 25% in years 11-15. M. Lasko indicated site preparations have begun. S. Poggiali made the motion to continue the Aldridge Boutique abatement. P. Daniel seconded the motion, which was unanimously approved.

8. NEWS TO YOU/N2Y, LLC/DJ CLARK LLC (IN CRA 1)

Z. Rospert informed the Council that this 15 year, 100% abatement with 25% gift back to the schools began in 2015, and will run through 2029. As of 12/31/20 they had 162 employees, which exceeds their goal of 31 and represents an increase of 47 employees compared to 12/31/19.

P. Daniel made a motion to continue the DJ Clark/N2Y abatement. M. Lasko seconded the motion, which was unanimously approved.

9. BRECKENRIDGE/CENTRAL OHIO PAPER AND PACKAGING, INC. (IN CRA 1)

Z. Rospert informed the Council that this 15 year, 100% abatement with 25% gift back to the schools will run from 2015 until 2029. As of 12/31/20 they had 22 employees plus 2 temporary employees, which is short of their goal of 28. M. Lasko noted COVID did not help their business, so suggested continuing the abatement while keeping an eye on their job numbers in the future.

S. Poggiali made a motion to continue the Breckenridge/Central Ohio Paper and Packaging abatement. H. Solowiej seconded the motion, which was unanimously approved.

10. SOUTH SHORE MARINE/THREE SEASONS PARTNERS, LLC - BOAT STORAGE (CRA 1)

Z. Rospert informed the Council that this 15 year, 100% with 25% gift back will run from 2016 until 2030. The agreement called for the creation of five jobs. As of 12/31/20 they have created 10 new jobs.

M. Lasko made a motion to continue the South Shore Marine/Three Seasons Partners, LLC Boat Storage abatement. P. Daniel seconded the motion, which was unanimously approved.

11. SOUTH SHORE MARINE/THREE SEASONS PARTNERS, LLC - SHOWROOM (CRA 1)

Z. Rospert informed the Council that this 15 year, 100% with 25% gift back to the schools was approved in 2017. The agreement called for the creation of 3 jobs within the first 3 years. As of 12/31/20 they have created 5 jobs, with a payroll of \$439,297 for said employees.

R. Drewyor made a motion to continue the South Shore Marine/Three Seasons Partners, LLC Showroom

abatement. S. Poggiali seconded the motion, which was unanimously approved.

12. CLDH PROPERTIES, LTD/LABEL AIDE, INC

Z. Rospert informed the Council that this 15 year, 100% with 50% gift back to the schools was agreed on in July 2016. The company committed to create 8 jobs over the first 3 years. As of 12/31/20 they have created 5. M. Lasko indicated the company is currently hiring and they expect to exceed their job numbers goal in 2021.

M. Lasko made a motion to continue the CLDH Properties, LTD/Label Aide, Inc. abatement. S. Poggiali seconded the motion, which was unanimously approved.

TAX INCREMENT FINANCING AREA

13. ConAgra TIF

M. Lasko indicated the ConAgra Parcel TIF has not started yet.

14. Rye Beach TIF

M. Lasko indicated the Rye Beach TIF included 79 parcels from Sawmill Parkway to Rye Beach Road. The agreement was approved by the City but never sent to the State. The City plans to submit the paperwork to the state to use for the final 22 years of the agreement.

AUDITOR OFFICE INVOLVMENT

15. R. Jeffrey indicated his office has been increasing their involvement in the negotiating process of tax incentives. He has received positive feedback for the baseline values his office establishes, and helps to prevent any board of revision requests from the company or government entity. He further explained if his involvement ever becomes a hindrance, to let him know.

16. ADJOURNMENT:

With no further business to conduct, on a motion by R. Drewyor and second by S. Poggiali, all voted in favor of adjournment at 2:54 PM.

zjr 03/18/21



TO: Mayor Artino and City Council
FROM: Terri Welkener , Clerk of Council
RE: Resolution No. 19-2021
DATE: March 23, 2021

Subject Matter/Background

This resolution authorizes an acknowledgement of a renewal with GovDeals, Inc. as the City's internet auction provider used to dispose of items no longer deemed necessary for use by the City. This resolution simply identifies the internet auction contractor to be utilized when the City wishes to dispose of property via internet auction; the City can dispose of property by other means as desired.

Financial Review

The matter has been reviewed; there is no financial impact associated with the City's agreement with GovDeals, Inc. as all costs/fees are deducted from the final sale price of the items sold.

Legal Review

The matter has been reviewed, follows normal administrative procedure and is properly before you

Recommendation

If Council is in agreement, a motion adopting Resolution 19-2021 is in order.

[Resolution No. 19-2021.doc](#)

RESOLUTION NO. 19-2021

Introduced by: Joe Dike

AN ANNUAL RESOLUTION EXPRESSING COUNCIL'S INTENT TO SELL PERSONAL PROPERTY DEEMED TO BE NO LONGER NEEDED FOR PUBLIC USE OR FOUND OBSOLETE OR UNFIT FOR THE USE FOR WHICH IT WAS ACQUIRED BY INTERNET AUCTION UTILIZING GOVDEALS, INC.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That Sections 5.05 and 5.06 of the Huron City Charter establish the authority of the City Council to enter into contracts for the purchase of all supplies, printing, materials, equipment and contractual services required by any agency of the City; and that Chapter 159 of the Huron Codified Ordinances establishes the Division of Purchasing.

SECTION 2. That pursuant to O. R.C. § 721.15 Council hereby demonstrates it's intent to utilize internet auction for the disposal of personal property no longer needed for public use, or deemed obsolete or unfit for the purpose in which it was acquired in the manner established by the agreement with GovDeals, Inc., adopted May, 18, 2010 by Resolution 2010-33 and which automatically renews annually.

SECTION 3. That the City Council, pursuant to O.R.C. §721.15(C) not only intends to annually adopt the intent to sell such personal property but also will publish in a newspaper of general circulation in the City, subsequent to the adoption of this resolution, a summary notice of this Resolution for two [2] weeks, the second notice to be published not less than ten [10] nor more than twenty [20] days after the first notice. Further, the City will post a notice in the offices of the Clerk of the Council and the City of Huron website continually throughout the year.

SECTION 4. That this Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of the Council and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including O.R.C. §121.22.

SECTION 5. That this Resolution shall be in full force and effect from and immediately after its adoption.

Sam Artino, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____