



CITY OF HURON
CITY MANAGER'S REPORT

May 20, 2022

Matthew Lasko, City Manager

ECONOMIC/COMMUNITY DEVELOPMENT

Firelands Scientific: The City has received final site plans from Firelands Scientific related to a substantial expansion of their facility in the Huron Corporate Park. The site plan was presented to the planning commission on 12/15/21 and received unanimous approval. The project does need to get additional approvals on lighting plans, however. This is truly an exciting project, and we are appreciative of the Company's willingness to expand operations in the City. The expansion includes, but is not limited to additional growing space, offices, warehousing, and parking along with landscaping enhancements.

USGS/Harbor Point Marina: At the planning commission meeting on 12/15, the next phase of the Harbor Point Marine project was presented. The second phase (the first being the construction of the USGS facility which is underway) includes a new storage facility and the construction of an approximate 2,500 square foot Harbormaster House. The developers have since decided to slightly reduce the size of the originally approved Harbormaster house to eliminate the second story. Based on these revisions, the project was re-presented to the Planning Commission at the April 27th meeting. We are excited to see continued development and improvement to this property and look forward to a successful second phase.

Barra on the River: Wanted to make everyone aware that Barra, with locations in Sandusky and Amherst, will be opening at Huron Lagoons Marina. Th local favorite will be holding their opening on May 27th between 11:00 a.m. and 10:00 p.m. we want to thank them for their investment in the community and wishing them great success moving forward.

Buckeye Sports: The Company has officially broken ground on its new facility located at 309 Lake Erie Parkway. The approximate \$10.0M investment will include a marine sales and repair center as well as heated indoor storage. This is the company's second Ohio facility and when completed will employ approximately 15 individuals. The project is anticipated to be completed in the fall of 2022 in time for the fall/winter storage season. We are so appreciative of the company's choice to locate and invest in Huron and wish them well on their project build out.

South Shore Marine: All administrative approvals are now complete for the tax abatement request from the Company. The Company is seeking to construct an approximate \$1.6M indoor heated storage facility on its Sawmill Parkway Campus. The company was awarded a 15-year, 100% tax abatement, however also agreed to dual compensation agreements with Huron Schools and EHOVE to ensure they receive all tax revenues they would have been due without an abatement. With these steps completed, the City has sent final application materials down to the Ohio Development Services Agency for final approval.

Ardagh/Sawmill Pkwy: The City has completed all the necessary title and legal work related to the vacation and dedication of certain portions of Sawmill Creek Parkway. In summary, the City vacated the eastern most 300-400 feet of the Parkway and deeded it over to Ardagh for use as part of the their private development footprint. In exchange, Ardagh dedicated portions of their private property as public use in order for the City to install a turnaround at the end of the

Parkway to aid in vehicular maneuvering, particularly for emergency vehicles. These changes are now currently reflected on the County Auditor website.

Additionally, all title documents and construction drawings have been submitted to the Economic Development Administration. EDA must sign off on the construction documents, bid book and title work prior to the project being placed out to bid for construction. We are not aware of EDA's timeline to complete their review and staff and OHM are anxiously awaiting their approval so as to move forward with construction on this critical project.

ConAgra: The City is currently underway developing/drafting a purchase agreement for the eventual sale of the former ConAgra property. Accompanying this document will be a development agreements detailing roles and responsibilities of each party related to infrastructure and private development responsibilities along with developing a timeline for commencement of each phase.

The City, in partnership with ODNR, also needs to publicly dedicate the new roadway the will lead into the ConAgra site. Planning Commission already approved the dedication plat in 2022. We hope to bring this dedication to Council in the next few meetings to complete this process and then secure signatures from ODNR prior to recording the plat.

Sawmill Creek: On July 13th, the City voted to pursue the annexation of nine (9) parcels currently located in Huron Township – and more easily recognized as the Sawmill Creek Resort, Conference Center and Golf Course. On July 16th, Huron Township consented to the annexation and agreed to move forward. The reasoning behind the proposed annexation is to provide local subsidy to the project via a financing tool commonly referred to as a “Section 41 Tax Increment Financing.” The type of proposed financing can only be undertaken by a municipality and cannot be undertaken by a township – hence the need for the proposed annexation. The final major hurdle needing to be accomplished was consideration and approval of the TIF by the Huron School District. We are happy to report that on July 20th, the School Board voted to approve the 30-year, 75% TIF. We are so grateful for the support of the School Board and the Administration and believe we set forth a truly mutually beneficial package that will both ensure a long-term predictable revenue stream to the district while also ensuring adequate revenues to both complete the Sawmill Creek Resort project and fund a capital infrastructure fund to address the western gateway to the City and the intersection of Cleveland Road and Rye Beach Road. This is truly a tremendous public private partnership involving the City, Township, School District and Cedar Fair. There is still a great deal of legislation needing to be brought forth to effectuate the annexation and TIF, which will be occurring over the next several months including but not limited to:

- Service payment agreement
- TIF Ordinance
- Final Annexation Agreement
- Bond issuance for Sawmill Creek redevelopment

On January 11th, 2022, Council approved both school compensation agreements for the project, one with Huron Schools and one with EHOVE.

Currently, the TIF Ordinance and Service Payment Agreements have been agreed to between the City and Cedar Fair. The Final Annexation Petition is near complete with some final survey items being finalized. We are hoping to wrap up all activities and legislation by the end of June 2022.

Two Rivers: Staff recently met with the owners and developers of the Two Rivers development by Huron Lagoons Marina. Developers are looking to re-start the housing development – which has since lost its planned-unit development designation. Developers presented conceptual plans for the project which included finishing out the Sheltered Brook roadway with similar housing and then moving forward on additional phases on the undeveloped portions of the property. The site could also include a series of connected walking trails and retention ponds. Developers, to move forward, will need to present updated plans to the planning commission in hopes of securing a new planned-unit development designation prior to moving forward. We will keep council apprised as this project moves forward.

INFRASTRUCTURE/STREETS/UTILITIES/IT

Rye Beach Road/Cleveland Road Corridor: Based on the continued redevelopment of Sawmill Creek Resort and all the existing and growing investments along Rye Beach Road and industrial parks, the city has begun conversation with the Ohio Department of Transportation about safety and traffic control upgrades along Rye Beach Road – with major emphasis on the intersection of Rye Beach and Cleveland Roads. These upgrades include roundabouts on Rye Beach Road and the intersection of Rt. 6 and Camp Street, road widening in front of Sawmill Creek Resort, intersection upgrades at Perkins Avenue and Rt. 6, and the installation of a multi-use bike path connecting Huron to Sandusky. ODOT District 3 and Central Office are so impressed with the amount of investment along the corridor, that ODOT District 3 has been encouraged to submit a TRAC application to Central Office seeking funding for engineering, right of way acquisition and eventual construction. That application will require collaboration with Sandusky, Perkins Township, Huron Township, and the Railroad. A series of weekly meetings has been established to ensure District 3 is poised to submit their TRAC application to Central office by May of this year – with funding to be announced in December.

Additionally, it has come to the City's attention that Central Office thinks so highly of the corridor project that it has been selected as one of two projects in the state to be submitted by ODOT to the U.S. Department of Transportation. This application has successfully been submitted and awards are anticipated in August of 2022.

Safe Routes to Schools: The City submitted two (2) applications to the Ohio Department of Transportation for Safe Routes to Schools funding. These applications will be for Berlin Road – from Shawnee Elementary School southward to the railroad tracks. Additionally, the city will be seeking additional funding for new sidewalks east of Shawnee Elementary from Gateway

Boulevard eastward to Huron Green. Based on poor scoring, the city is not going to submit the application for Jim Campbell. A big thank you to OHM and our planning and zoning staff for all their hard work in submitting these grant applications on behalf of the City.

Sidewalks: The City has executed the design contract with OHM Advisors to commence design work on the new sidewalk installation project which will travel from Gateway Boulevard inside the City limits to Huron Green subdivision in Huron Township. Design will take several months and both the City and the Township will continue to explore funding opportunities to construct the approximate \$500,000 project. To date, the project has secured \$25,000 from Huron Township and just over \$120,000 from Erie County Metropolitan Planning Organization.

Street Resurfacing: The City is in receipt of two (2) bids for our 2022 street resurfacing program. Bids were due to the City on May 19, 2022 and are currently being reviewed by OHM Advisors for completeness. Per the bid documents, streets anticipated to be resurfaced this year include:

- Gumwood
- Rose
- Vine
- Bruns
- Williams (Cleveland to Rt. 6)
- Williams (Rt. 6 to Standard)

We have also selected two alternatives which may get included based on results of bidding. These roads include:

- Stowe
- Woodside

The above roads are in addition to the normal patching and crack sealing that occurs annually. Additionally, OHM is beginning work on developing cost estimates for some of the larger neighborhoods in need of major road repairs for 2023-2025 which will be based on the results of the updated Pavement Condition Report which will be completed by OHM in late May, 2022.

Also, staff secured Council approved for the submission of a Surface Transportation Application to the Erie County Metropolitan Planning Organization for FY 25/26. The City, based on street conditions and recent updates to our Vision 2020 Action Plan, decided to submit Main Street (Cleveland Road south to Bogart) as the selected project. Not only is Main Street a large collector street, but this corridor is slated for a major streetscape in the upcoming years and these funds would help to reduce the local contribution to the project.

Stormwater Management: The City and OHM staff recently met to review a proposal to undertake a stormwater management plan for the city. The City continuously is engaged by residents related to stormwater issues they are facing across the City. The ultimate plan would be to undertake an exhaustive process to map the existing stormwater system throughout the City, undertake hydraulic modeling to determine capacities of the system, and then put together a capital improvements plan to systematically make upgrades to the system which will

denote cost and priority. We are anticipating breaking his project into two phases and hope to bring a proposal for Phase I to council in late May or early June, 2022. Given the complex nature of what the study aims to explore and achieve, we felt it prudent to schedule a work session for May 24th for OHM to present on the benefits of stormwater data and provide detail of what the proposal and work will accomplish.

Body Worn Cameras: in 2022, the IT Department and the Police Department will begin exploring funding opportunities to acquire and begin implementation use of body worn cameras. These cameras are becoming prevalent in nearby police departments and our officers and sergeants have expressed interest in them as well. In addition to exploring funding opportunities, we will also begin getting a sense of the cost of purchase and understanding any additional IT upgrades to store the content.

Website: The City has budgeted \$50,000 for a revamp of the City's website in 2022. Although this work may extend into early 2023, the city desires to begin the process in the upcoming months. First, we are recommending issuing a Request for Proposal to IT/web development firms in June with hopes of presenting a preferred firm to Council for consideration shortly thereafter.

ZONING/CODE/PLANNING

Tree Assessment: Similar to the sidewalk assessment program, the City is exploring a tree assessment program for property owners who need to remove dead, dying or diseased trees from their property. The cost of removing a tree can be very expensive. Through the assessment program, property owners would have the option of, in essence, financing the removal through an assessment on their real estate taxes. Additionally, we are proposing to amend the code to ensure the services of a certified arborist are engaged to determine the health of trees being removed. Additionally, it may be worth considering a requirement be included to replant a new tree in its place to ensure long term health of the City's tree canopy.

Signage Code: The City is also undertaking a comprehensive review of our signage code – related to both permanent and temporary signage. This review is aimed at simplifying our code for greater clarity while also taking into consideration some recent court rulings at the state level regarding enforcement capabilities. We hope to have a draft for consideration in summer of 2022.

Main Street Corridor Plan: The first steering committee for the Main Street/Downtown plan will be held on Tuesday May 31, 2022 at the Boat Basin. This will serve as the official kickoff of the plan and where a project schedule will be presented and hopefully finalized. The committee is comprised of corridor stakeholders and property/business owners along with relevant institutional partners. Staff will also be in attendance. When a schedule for community outreach and events are finalized these will be widely shared and publicized as we hope to generate as much community input and participation as possible.

Transient Rentals: As an update, the City currently has 131 registered and licensed transient rental units in the City – a reminder that the maximum permitted is 165 units. Additionally, HB 563, the state law that would restrict local oversight of transient rental units was passed out of a house committee and will move to the full house. The City and Council wholeheartedly oppose this bill along with our neighboring cities, the Ohio township association, the Ohio municipal league and our local convention and visitors bureau. We will continue to monitor the progress of this bill.

Fireworks: on July 1, 2022, the State of Ohio's revised fireworks ordinance is set to take effect. Under the new ordinance, individuals will be permitted to ignite and set off certain levels of fireworks on private property 13 days out of the year. Currently, the City only allows permitted exhibitors to set off firework displays. The City Council will be holding a work session on May 24, 2022 to consider alterations to our local fireworks ordinance or to determine if our more restrictive ordinance should remain.

Permitting: Staff from multiple departments have begun meeting internally regarding the idea of centralizing all permitting from an intake standpoint. The goal is to create one central location for residents and contractors to go for ALL permits regardless of department. Currently, depending on the type of permit, folks may have to go to multiple facilities across the City. For efficiencies, we do envision moving all permitting to City Hall and through the planning and zoning department. We are currently working on the internal structure of this change and will provide press releases and other media messages to ensure the public is aware of this change and when it goes live.

PARKS AND RECREATION

Fish Cleaning Station: On May 19, 2022, the City held a kick-off meeting with the awarded contractor for the fish cleaning station construction – Northstar. The purpose of the meeting was to talk through logistics of construction and timing of the phases. At the moment, construction and site work is anticipated to begin in June with construction anticipated to finish sometime in September. We look forward to commencing on this great project and once again want to thank our funding partners, ODNR and Shores and Islands Ohio.

Lake Front Park: Mark Haynes Construction has completed the first phase of the revetment activities at Lake Front Park – which consisted of the installation of armor stone on the eastern end of the beach and embankment. We want to thank them for their quick work on this project and high level of precaution employed so as to limit any disturbance to the park and beach.

Tennis Courts: The City has asked OHM to update cost estimates for new tennis courts at Fabens Park. It is our belief that the useful life of the tennis courts has expired, and full reconstruction is likely necessary. We are exploring simultaneously exploring whether there is some form of

interim fix but still felt it prudent to update costs for full reconstruction so that we can develop a plan to undertake and finance this work.

Boat Basin: The City has solicited a proposal from KS and Associates to update the capital needs assessment for the Boat Basin and related facilities/improvements. The previous report was completed in 2015 and in need of updating the project costs and to take into consideration both improvements that have been completed since then and determining if any further deterioration has occurred. The City is hoping to utilize this report as we undertake an aggressive fundraising effort to completely modernize and rehabilitate the facility in addition to making a capital request through the State's next capital budget bill.

Additionally, Horvath roofing is currently completing the new roof installation at the boat basin building and commenced work during the week of May 16 and should be done this week as well.

City Wide Garage Sale: Reminder that the 2022 City-wide garage sale is being held this Saturday, May 21, 2022 at the Huron Boat Basin parking lot. The garage sale hours are from 9:00 a.m. through 1:00 p.m.

FINANCE

American Rescue Plan Act (ARPA): The final ruling on APRA fund guidance was issued in January. The guidance provides more flexibility on allowable uses for smaller governments. Staff discussed these updates and the preliminary spending plan with the Finance Committee on February 7th and also on May 9th. The following link will direct you to the ARPA spending plan, as well. Staff will request a work session with Council to review this plan more in detail and also plans to present a proposed spending plan to finance committee prior, likely at the August 2022 meeting.

<https://stories.opengov.com/huronoh/published/YTvWGM0YO>

Monthly Financial Report: The March, 2022 monthly financial report was emailed to Council and Finance Committee members on April 14th and was also presented to the Finance Committee at their quarterly meeting on May 9, 2022. If you have any questions with the report, please always feel free to reach out to Finance Director, Jeff Hall. The City, from an income tax standpoint and general fund balance, is in great shape. Our income tax receipts through the first quarter are \$100,000 higher than this time last year and our unencumbered general fund balance is just over \$1.5M which is 30% of expenditures (a general rule of thumb is to be between 20%-25%). A link to the March 2022 financial report is included below:

<https://stories.opengov.com/huronoh/published/1emS7oaSM>

WATER DEPARTMENT

Project Updates:

- Sludge Lagoon – Ohio EPA NPDES. Poggemeyer is completing a study of comprehensive options and alternatives, draft report expected in three weeks.
- Alternate Intake. Poggemeyer is completing a study of location with engineer's estimated cost for a river intake, draft report is overdue and expected to arrive any day.
- Boilers. Two of the three WTP boilers have failed. Wilkes quote: \$53,262.00. Contacted Hartland Heating & Cooling and Gundlach Sheet Metal – awaiting quotes.
- Tube Settler Expansion. Awaiting documentation, but will have a change order in the tube settler project. Basins #1, 2 and 3 have effluent weep ports that are a slightly smaller diameter than basins # 4 and 5; therefore, there is a need to machine new plugs for those basins. Additionally, one concrete curb wall is required to match the building face with existing slab. Machining is expected to be approximately \$4,500, still awaiting estimate on curb.

PERSONNEL/ADMINISTRATION

Economic Development Committee: The City is anticipating holding another work session regarding the future of the Economic Development Committee on May 24th, 2022. We are in receipt of a redline version of the ordinance based on feedback received from Council at a previous work session. We are hoping to determine in the near future whether to retain this committee with changes to the ordinance to make it more effective or terminate the committee which would also require legislation.

Vacation: A reminder that I will be on vacation from Saturday June 11 through Saturday June 18. During this time, Mr. Stu Hamilton will be Acting City Manager.

CONTRACTS

Agreements/contracts that will expire in 2022 include:

- OHM Advisors (Engineering) – expires 12/31/22
- Erie Soil and Water Conservation District (Engineering) - **COMPLETED**
- Republic Services –

Based on feedback from the Utilities Committee and Finance Committee, the City is anticipating exercising a one-year option with Republic Services to extend the current contract for another year – for the period of July 1, 2022 through June 30, 2023. As such, customers will not experience and change to their service level or cost. The City does anticipate undertaking a request for proposal process in late 2022 to consider different haulers and scopes of service which will be vetted

thoroughly prior to recommending a new contract for Council consideration in 2023.

- HJRD Annual Agreement (Recreation) –**COMPLETED**
 - On May 17, 2022, the Huron School Board voted to approve the HJRD agreements for fiscal year 2022. We are so appreciative of their continued support and participation in the HJRD – as this entity provides tremendous benefits and recreational opportunities to our families, children and students.
- Dispatch Agreement – Erie County Sheriff – expires 12/31/22
- Seeley, Savidge, Ebert & Gourash Co., LLP (Law) – **COMPLETED**
- Dynegey Energy Services – Electric Aggregation Program – expires 10/31/22
- Bricker & Eckler – HPP Legal Services (Law) – Expires 9/30/22
- Police Chief Employment Agreement – Expires 12/31/22
- Erie County Cablevision, Inc. (Buckeye Cable) Franchise Agreement – Expires 12/30/22

UPCOMING MEETINGS

May

City County Work Session: May 24, 2022 at 5:30pm in the Council Chambers

City Council Meeting: May 24, 2022 at 6:30pm in the Council Chambers

Planning Commission: May 25, 2022 at 5:00pm in the Council Chambers

June

Utilities Committee: June 1, 2022 at 4:00pm in the Main Conference Room

Building and Zoning Appeals: June 13, 2022 at 6:30pm in Council Chambers

City Council Meeting: June 14, 2022 at 6:30pm in the Council Chambers

Planning Commission: June 22, 2022 at 5:00pm in Council Chambers

City Council Work Session: June 26, 2022 at 5:30pm in the Council Chambers

City Council Meeting: June 26, 2022 at 6:30pm in the Council Chamber