



CITY OF HURON
CITY MANAGER'S REPORT

May 19, 2023

Matthew Lasko, City Manager

ECONOMIC/COMMUNITY DEVELOPMENT

USGS/Harbor Point Marina: The next phase of the Harbor North revitalization is underway. Crews are currently hard and fast at work constructing the approximately 2,500 square foot Harbor Master Building. The entire framing of the facility is completed at this point.

ConAgra: The development team presented to the Planning Commission on Wednesday May 17th to review updates to their proposed site plan design. The Planning Commission recommended the development team move forward in the process which includes preliminary plat review/site plan review and ultimately the design review process. We will keep the council and the public apprised as this project moves forward.

Main Street Parking Lot: The City has received preliminary plans from a developer interested in developing the vacant parking on Main Street that currently sits across the street from Comfort Inn. The preliminary plan calls for the construction of 14 townhouses. This project will first be presented to BZA in December as a handful of variances are needed. We will keep Council apprised as this project progresses.

Two Rivers: Developers and architects presented their Phase I PUD to the Planning Commission on February 15th. The request was conditionally approved. Phase I plans call for the buildout of the remaining single-family lots on Sheltered Brook – which total 27 houses in all. Later phase plans will be submitted near the completion of Phase I.

Related, we anticipate presenting a development agreement to Council in the upcoming weeks related to the development. Moving forward, the City would like to start requiring developers to enter into development agreements which include assurances for construction and completion of roadways, utilities, sidewalks, streetlights, etc....and creates the ability for the City to intervene through bonding to complete the work if needed. It also will create safeguards to ensure any public infrastructure eventually being dedicated to the City is designed to our specification and subject to our inspections.

Lemmy's: During the week of March 20th, the City met with the new owners of Lemmy's restaurant who also purchased the residential structure just west of the restaurant. The owners are looking to make a significant re-investment in the property and the potential exists to construct a new commercial baking facility in Huron to serve all their bakeries throughout Erie County. As part of the process, the owner will be seeking a lot consolidation and rezoning of the site from residential to business. We look forward to this process and their investment in Huron.

Norfolk Southern Holdings: The City hosted Solomon Jackson during the week of March 20th who leads Norfolk Southern's real estate division. We reviewed and talked through future plans with all their Huron Holdings. Long-term the company desires to decommission the N/S rail line along River Road leading into the Carmuese property to partner with the City in converting this to a recreation amenity. Additionally, Norfolk Southern will be meeting with representatives of

Carmuese in April/May to determine their long-term plans on the site. All details from this meeting will be shared with the Council as soon as communicated to us.

Oster's: Though May 19th, the City has met with or talked to twenty-two (22) households from the mobile home park. These meetings will continue through the week of May 22nd. The goal of these meetings are to hear from individuals about potential challenges they may be facing with relocation and understand how best the City or other social service agencies may best be of service. These meetings are being carried out in concert with Canopy Tuesday and Salvation Army of Huron.

Additionally, social service agencies continue to meet bi-weekly to ensure sharing of information and collaboration amongst services and service providers.

Finally, the City is in communication with Decker's Mobile Home Services about inspecting up to five (5) trailers for potential moving. Mr. Decker visited the site during the week of May 3rd to inspect the trailers and approved all five (5) to move with some conditions. We will be working with these owners over the next several weeks to settle on parks or sites for relocation.

INFRASTRUCTURE/STREETS/UTILITIES/IT

Rt 6 Phase II: Staff and Council hosted a second work session related to the second phase of Route 6. This work session aimed to finalize the preferred conceptual design of engineers and City staff as well as reviewing the possible options that were considered and will cover rough costs for certain options. Regardless of the preferred option, and final design decision will need to be approved by ODOT District 3 based on results of traffic studies and past precedence.

Sawmill Parkway: The temporary roadway is now open as of Monday May 1st and will stay in operation until the month's end. This is necessary while reconstruction work continues at the intersection of Rye Beach Road and Sawmill Parkway. In total the project is approximately 50% completed and if the weather keeps cooperating, we should finish well ahead of schedule. Our contractor has reported way too much speeding on the reconstructed portion of the Parkway, and especially through the work zones. There is no need to speed as the lights give ample time to clear any restricted area. Our Police department have been asked to monitor and ticket as needed.

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 \$600,000 project. To date, the project has secured \$25,000 from Huron Township and just over \$120,000 from Erie County Metropolitan Planning Organization.

Staff has sent easement documents for review to the four (4) property owners positioned between Anchorage and Gateway. To date, 3 of the 4 needed easements have been executed. Easements are needed to install and maintain this sidewalk connection. The City is also awaiting the results of a \$650,000 funding application made to ODOT Central office for the project. Results of that funding request are slated for April or May of this year.

Pavement Condition and 2023+ Resurfacing: As part of our due diligence and with an abundance of caution staff had multiple cores drilled throughout the three neighborhoods. The analysis of these cores is complete and there were quite a few areas of concern. The cores samples were taken not only in areas we already saw potential problems but also at specified areas throughout to give us a good idea of what we were dealing with. With this being such a large project, we wanted to find all the surprises before we started. Unfortunately, we found enough surprises to make us stop and reassess the project as a whole. We found multiple streets that have zero base under the road, this means that the concrete was originally poured on top of dirt. Most streets do not have sufficient base. Over 65% of the roads do not have sufficient thickness of concrete, which in turn would make it more challenging to grind the required amount needed to resurface. To compound the challenges, we are unable to raise the level of the road due to low drive aprons and driveways.

All this data has indicated that more investigation is needed, and staff feel that pushing this project back to 2024 is the most prudent path. This will give us, and our engineers, time to really dig in to see what is possible and what is not. While this is not good news, we do feel that our extra due diligence saved the City a lot of money and the local residents of these three neighborhoods a lot of inconvenience. We will continue to keep everyone up to date as we progress.

Bike Lane Repainting: The City is getting ready to issue a bid to repaint the US6 phase 1 bike lanes. These lanes are ready for refreshment, and with a change in product we believe we will gain better longevity. The intent is to change the paint across the bridge deck to be more minimal as any application here will not have a long life due to it being such a harsh environment.

This project went out to bid on April 24th, 2023, and closed May 11th, 2023. We received two bidders, but unfortunately both were outside the 10% allowance of engineers estimate. Both bids were rejected. Staff will analyze why the delta between the estimate and bids were so wide.

General: Reminder, there will be a lot of utility work over the summer months, and we wanted to alert our Residents. We will have two fiber internet providers starting to install their fiber for their "Fiber To The Home" (FTTH) offering. This is a wonderful expansion of service providers for the city giving Residents not only choice, but also hopefully driving down the cost. The two companies are OmniFiber and Frontier.

We will also see our OHM partners throughout the city for the remainder of the year collecting our Stormwater asset inventory.

If you have any questions regarding ongoing Utility work in your neighborhood, please reach out to Stuart Hamilton at 419-433-5000 x1104 or email stuart.hamilton@huronohio.us.

Huron Public Power Third Transformer: On January 17th, 2023, an RFP was released to purchase, deliver, ramp up and test this third 69kV transformer. The RFP closed, and we received a single respondent. We have issued a request for clarification on some technical details, and if these are answered satisfactorily, we will bring back legislation to award it to the Council soon. Legislation was presented to Council at the April 25th meeting for approval to purchase from Niagara Power Transformer. The bid price was \$1,039,837.00, with 100% due at time of receipt.

Huron Public Power Expansion: The City is getting close to bidding out our first expansion project for Huron Public Power. This project will allow Huron Public Power to be extended northward down Rye Beach Road, under the railroad tracks and across the entrance to Sawmill Parkway. By doing so, the City will be able to pick up additional customers along Sawmill Parkway on a case-by-case basis should property owners be interested in switching their power provider to Huron Public Power.

City Electric Aggregation: The City contracted with Dynegy for a two-year electric aggregation program. This program is an OPT OUT program. This means that you will be automatically enrolled unless you contact Dynegy directly to remove yourself from this program.

- The opt out window will be from May 15th, 2023, through June 5th, 2023.
- First billing cycle will be June 26th, Read in July and billed in August.
- New rate is \$0.0682 per kWh.
- If you have a current contract, and your account is marked correctly, you will not receive optout materials and you will not be enrolled.
- If you do receive opt-out materials and have a current contract, presume that your account is not marked correctly, and you will need to actively opt out to stay on your current contract.
- Once your current contract runs out, you will be able to opt into the City aggregation program if you so choose.

Republic Trash Collection Contract: This closed on April 28th with a single respondent, who was Republic Services. The results of this bid were presented to Council at the regular Council meeting on May 9th, 2023. The Council directed staff to proceed with the option that kept the service level the same as it currently. This would take quarterly bills from \$63.03 to \$70.92. Staff are also looking at assessing trash bills through the County Auditor, so residents would pay them as part of their real estate taxes. This removes an administration overhead charge of about \$2 per account as we try to keep the prices down.

ZONING/CODE/PLANNING

Coastal Management Assistance Grants: On February 22, the City was notified of the results of our grant applications to the Office of Coastal Management of the Ohio Department of Natural Resources. The City's request for capital dollars to help install a public pathway to the beach behind the water plant was denied. However, we did receive notification that our grant request for Showboat/Wall Street/Lakefront Park planning has been advanced in the process. The

application has been sent to the National Oceanic and Atmospheric Administration for review to ensure compliance with the National Environmental Policy Act. Final notification will be made in May or June.

Main Street Corridor Plan: A joint Planning Commission / Council work session was held on Wednesday April 19th. At the meeting, OHM Advisors presented recommended land uses, improvements and streetscape enhancements based on community and steering committee feedback. Based on this work session, OHM and the Steering Committee will be reviewing feedback and making alterations to the plan. We hope to present a final plan for consideration and adoption to the Planning Commission and Council in June.

Tree Assessment: City Council began a series of three readings on the new proposed legislation. These updates will be set for a second reading at our regularly scheduled Council meeting on May 23rd at 6:30 p.m.

PARKS AND RECREATION

Paddle Shack Building: A big thank you to the employees of Akzo Nobel who undertook a community service project on behalf of the City. Their team painted and refreshed the Paddle Shack building at Nickle Plate Beach which was completed last week. It looks awesome.

Fish Cleaning Station: A new control panel and valves were delivered to the project site during the week of May 15th. Those items were installed and tested Friday and all functioned properly. The fish cleaning station will officially be open to the public on Monday May 22nd. Additionally, a ribbon cutting event with local and state officials will be held sometime in June. As soon as that date is announced, we will alert Council and the public.

Tennis Courts: After reviewing the options and the survey results, Council agreed with Staff's recommendation of awarding the Base Bid (reconstructing all five tennis courts with the three-court system being dedicated to tennis and the two-court system being double stripped for tennis and pickleball) and Bid Alternate #2 (removing the trees) at a cost of \$444,443. Based on the survey results, it was clear that the majority of people wanted more pickleball courts, but there was no real push for dedicated, so after we award, we will move to Change Order #1 in the amount of \$2,100. This will change the scope to double stripping the three-court system, giving us six pickleball courts, and keep the two-court system dedicated for tennis. We feel this is the best option to try and deliver what was requested by the residents, while also providing the schools with the courts they need.

624 Berlin Road: Barn removal, final grading and seeding have been completed at this site. Leimeister Crane and Tree were engaged to clean up outside the park on Berlin Road and clear the scrub around the pond area. The park is really looking great. With grass seed down and fresh grading soil spread, we ask the public visiting this park to use caution and to not drive any vehicles

anywhere outside of the gravel area as you enter. The public is also reminded that any fishing in the pond is catch and release only.

On May 2nd, 2023, City Architecture presented progress on the imagining process for this park to the HJR. Conceptual ideas were presented for conversation and some good feedback was received. This feedback will be incorporated as City Architecture and staff continue to move through this process.

Fieldhouse: The next regularly scheduled fieldhouse exploratory meeting was Monday April 24th at 2:00 pm and the Boat Basin. At this meeting, the group reviewed updates to the proposed floor plan, an initial fundraising rubric and began talking through potentially engaging a design firm to complete a rendering or two for fundraising purposes.

FINANCE

Garbage Legislation: Legislation on the City's garbage rate will be on Council's 5/23 agenda for the first of three readings. If approved at the second meeting in June, the City will increase the quarterly rate to match the proposed contract from Republic. The City will also propose legislation to add the garbage rate to residential property tax bills, beginning in 2024. The City will continue to quarterly bill residents for garbage through December 31. Communication on this process will be sent out with the June bill, if the new rate ordinance is approved by Council.

April Monthly Financial Report: The April financial report is available for review and linked below. At the end of April, income tax revenue was up 4%, or \$52,000, from April of 2022. This increase continues to mostly be due to the Ardagh expansion. However, Sawmill Creek Resort income tax is beginning to be collected. The City's unencumbered General Fund balance at the end of January was over \$1.8 million, or 32% of annual expenditures. The unencumbered balance is expected to decrease in May due to the City's HJR payment (\$321,000) and quarterly cash transfers (\$521,000) out of the General Fund. Although still early in the year, major revenue sources are showing positive growth in 2023 compared to 2022. Most notably, interest earnings are near the annual budget at the end of April, up 188% from \$18,000 in 2022 to \$52,000 in 2023. This is due to managing current bank balances on a monthly basis and investing more deposits with STAR OHIO, a liquid investment account. STAR has been carrying a 4%+ interest rate since late 2022.

<https://stories.opengov.com/huronoh/published/MyQmrcY2l>

WATER DEPARTMENT

Recent Activity:

- April average plant capacity 74.9%
- Neptune AMR Transmitters. Actively installing Neptune AMR Transmitters on round 2.

- Pavement has been completed in the following areas from water repairs:
 - 600 block of Center Street
 - Corner of Standard & Williams
 - S. Main Street at Huron Avery
- Zenner website has been restored after being down for several weeks. Zenner is the former meter reading service used by the city but is still being used as the transition is made to Neptune. After this prolonged, unexplained outage staff have been dedicating most of their time to transition all meter readers to Neptune.

Active Project Updates:

Primary Intake: This project was approved by Council and will begin the week after Memorial Day. This project is expected to take approximately 5 weeks to complete.

Alternate Intake/Sludge Lagoon: Kleinfelder (formerly Poggemeyer) is working on contracts and the design phase will begin soon.

The City successfully applied for grant monies through Congresswomen Kaptur's office totaling \$2M for this project via the FY 2024 Community Project Funding Appropriations Request.

West Side Water Tower: The City was notified on March 22nd that it is continuing in the process for our \$5M grant request to the Ohio Department of Development. This request is seeking a portion of a recently allocated \$250M statewide for water and wastewater infrastructure projects. The City submitted additional information to the Ohio Department of Development in advance of the March 31, 2023, deadline. We will keep the Council apprised as the grant continues to be reviewed at the State level.

South Main Street Water Line Replacement: Staff met with OHM on May 10th to review the design plan progress. The hope is to bid this project out in 2023.

PERSONNEL/ADMINISTRATION

Police Department: Det. Brian Clayman was nominated for the Erie County Department of Job & Family Services Aiding Children's Excellence (ACE) award for his outstanding work investigating some major child abuse and neglect investigations recently. Det. Clayman has done an outstanding job in his assignment as detective. He was honored on May 10th at the Children Services Awards Banquet at Sawmill Creek which Chief Graham attend with Det. Clayman.

The Department recently completed the written component of the promotional testing process for filling the open Sergeant position. Based on these results, it is recommended that Officer John Orzech be promoted to Sergeant.

Water/Streets: Mark Clayman was the successful bidder from the Streets Department for the open position in the Water Distribution Department because of Brandon Dupont's departure. The Streets department will be down a body for the 120-probation period at which point we can then post the old position internally.

Spring/Summer 2023 Newsletter: Staff are putting the finishing touches on the Spring/Summer 2023 Newsletter. We are hoping to have that delivered to all households by mid-June 2023. We will keep Council up to date on final anticipated delivery date.

Website: An internal team from the City began reviewing firms to redesign and program the City website. Six (6) firms were interviewed, and the list has been narrowed down to three (3) finalists. Staff will review final proposals and continue the interview process in advance of presenting a contract to the Council for consideration in the upcoming weeks.

AGREEMENTS

SAWVEL AND ASSOCIATES, INC.: The City has entered into an agreement with Sawvel & Associates to undertake a rate study for Huron Public Power. The agreement is for \$24,500 and will review the current HPP rate structure to determine its appropriateness moving forward when taking into consideration current debt and future capital needs of the electrical system.

DOCKSIDE DEVELOPMENT GROUP LLC: The City executed a License Agreement with Dockside Development Group, LLC for access to electrical conduit and electric infrastructure located on city-owned property known as Flammond's Landing. The organization will be accessing the infrastructure to operate a food truck operation on the lot to the south.

OHIO DEPARTMENT OF TRANSPORTATION: The City entered into a Sign Installation and Maintenance Agreement relating to placement of US Bicycle Route Signage (M1-9a) on Cleveland Road West and Williams Street.

CONTRACTS

- Republic Services – **Expires 06/30/23**
- Bricker & Eckler – HPP Legal Services (Law) – **Expires 9/30/23**
- OHM Advisors (Engineering) – **Expires 12/31/23**
- HJRD Annual Agreement (Recreation) - **Expires 12/31/23**
- Dispatch Agreement – Erie County Sheriff – **Expires 12/31/23**
- City Prosecutor Employment Agreement – expires **12/31/23**
- Personnel Officer Employment Agreement – expires **12/31/23**
- Erie Soil and Water Conservation District (Engineering) – **Expires 1/31/24**
- Seeley, Savidge, Ebert & Gourash Co., LLP (Law) – **Expires 6/3/24**
- Dynegy Electric Aggregation Agreement – expires **7/30/25**
- School Resource Officer – **Expires 8/31/26**

UPCOMING MEETINGS

May Meetings:

- City Council Work Session - Tuesday May 23rd at 5:30 in the Council Chambers;
- City Council Meeting – Tuesday, May 23rd at 6:30pm in Council Chambers.

June Meetings:

- BZA – Monday, June 12th at 5:30pm in Council Chambers;
 - Council Meeting – Tuesday, June 13th at 6:30pm in Council Chambers;
 - Planning Commission – Wednesday, June 21st at 5:00pm in Council Chambers;
 - City Council Meeting – Tuesday, June 27th at 6:30pm in Council Chambers.
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- **Reminder that City Hall Administrative offices will be closed all day on Monday May 29th in observance of Memorial Day.**