



CITY OF HURON
CITY MANAGER'S REPORT

May 5, 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 will be once again presenting revised conceptual site plans to the Planning Commission on Wednesday May 17th at 5:00 p.m. in the Council Chambers.

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 5th, the City has met with nineteen (19) households from the mobile home park. These meetings will continue through the week of May 8th. 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 contractor has remobilized. We are installing a temporary road just to the south of the Parkway to keep traffic flowing and minimize congestion. Once this is complete, traffic will be routed over this temporary road allowing us to reconstruct the roadway at the intersection of Sawmill Parkway and Rye Beach Road. Constructing this portion of the roadway all at once will really minimize congestion on both roads as we will not have to be reduced to single lane traffic at the intersection. The contract is simultaneously starting reconstruction at the east end of the Parkway.

The temporary roadway is now open as of Monday May 1st. This is necessary while reconstruction work continues at the intersection of Rye Beach Road and Sawmill Parkway. In total the project is approximately 20% completed.

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: OHM are currently in the design phase of this project. Core samples have been taken in multiple problem areas to discover any possible base issues and are currently being reviewed by staff and OHM.

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 will close May 11th, 2023.

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. Bids will close February 28th at 2PM EST. We do not expect to be in possession of this unit until the Fall of 2024. This RFP will only cover the purchase, installation and ramp-up of the transformer itself. Once we have a good delivery date, we will issue a second RFP for services to bring it online and provide new controls and switching equipment.

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 will be 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 10% due at time of order, 40% due on approval of final plans and 50% due upon installation.

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 5th, 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: Our current agreement expires on June 30th, 2023, after exercising a one-year extension on the original contract. Staff attempted to negotiate within the current contract to manage costs but could not come to an agreement. This means we will issue a new Request for Proposals. This RFP will take a tiered and options approach allowing the city to compare pricing options and service levels to contain escalating costs. Staff do believe we will see higher pricing than we currently have.

This RFP was issued on April 1st, 2023 and will close on April 28th, 2023. It is available on our city website under the Bid Notices and Tabulations area.

This closed on April 28th with a single respondent, who was Republic Services. The results of this bid will be presented to Council at the regular Council meeting on May 9th, 2023.

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: The City met internally during the week of April 17th to provide one last review of a proposed tree inspection and assessment ordinance that will streamline the process and make it easier for property owners and the City to remove dead, dying and diseased boulevard trees. We are presenting the ordinance to Council for a first reading in May.

PARKS AND RECREATION

Fish Cleaning Station: The final electrical work has been completed, the lighting controls have been tested and acceptance testing has been scheduled with ODNR on April 25th, 2023. On completion of a successful test, the fish cleaning tables will remain open for use in a soft open status until an official opening can be scheduled for some time in May/June.

On Tuesday April 18th, Shores and Islands Ohio held their annual meeting at Wesley Lodge in Lakeside. At the meeting, the City of Huron and our Parks and Recreation Department was honored with the "Extraordinary Destination Enhancement" award for the Fish Cleaning Station. The project was noted as a gamechanger for the region. It was also noted that the City of Huron's application for Destination Development grant funding in 2022 was the only project of the 47 awardees to receive a perfect score. A special thank you to Doug Steinwart and their team for this achievement and recognition.

Turn up testing was carried out April 25th. During testing some issues were identified that prevented the facility opening. The contractor is coordinating with the manufacturer to rectify these issues and as soon as these fixes are in place, we will soft open these to the public.

Tennis Courts: The City is reviewing final design documents prior to bidding the project. This project went out to bid April 10th with bids due May 2nd, 2023 at City Hall in the Conference room. During the bidding process, the City will also be issuing a community survey to determine which type of sport is more desired and most likely to further activate Faben's. Results of this survey and bid will be presented at a work session on May 9th, 2023 to make a final decision on final design selection. As of a week ago, we were already nearing 300 respondents.

Two bids were received for this project and are being reviewed by our engineers. Once we have a letter of recommendation we will present the results to Council, which is expected to be at the regular Council meeting on May 9th, 2023. As part of this presentation, we will review the survey results, of which we received 399 responses. We would like to thank everyone who took the time to give us their feedback.

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 HJRD. 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 is set for Monday April 24th at 2:00 pm and the Boat Basin. At this meeting, we hope to review additional information related to potential high level cost estimates, potential programmatic layout of the space and begin to think through the fundraising strategy.

FINANCE

2021 and 2022 Financial Audits: The State Auditors completed the City's 2021 financial audit and the draft report was sent to Council. There were no reportable findings and a few management letter comments. The comments should be corrected with the 2022 audit. The management letter comments will be discussed with the Finance Committee at the May 9th meeting. The Finance Department expects to get back on schedule with the 2022 audit, which will result in the audit being released by July/August.

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/MyQmrcY2I>

WATER DEPARTMENT

Recent Activity:

- April average plant capacity 74.9%
- Neptune AMR Transmitters. Actively installing Neptune AMR Transmitters on round 2.
- The Consumer Confidence Report has been finalized and posted to the City's website. Printed copies have been distributed at City Hall, Boat Bain and library, and residents will be provided an online link on their next water bill.
- There was a water main break that occurred on S. Main Street at Huron Avery Road, which was caused by hydrant flushing by Erie County. The road will be repaved by A J Riley Inc. along with the repairs on Center Street and Standard Street.
- All water and stormwater repairs have been made in the 600 block of Center Street. The road will be repaved in this section next week, weather permitting. The paving has been delayed to the wet weather the past several weeks.
- The Zenner website has been down for several weeks. Zenner is the former meter reading service used by the City but is still used as the transition is made to Neptune. It is unclear if Zenner services will resume, and 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.

Secondary Water Intake Project: 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: Meeting is scheduled 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: New full-time patrol officer Jeff Travaglianti worked his first shift on Thursday, May 4th. Jeff is a Huron resident and comes to us with 4 years of policing experience as a lateral transfer from the Elyria Police Department. We plan to hold a ceremonial swearing at the Council meeting on May 9th at 6:30 p.m.

The Department recently completed the written component of the promotional testing process for filling the open Sergeant position. Results are currently being reviewed to determine how many individuals will be continuing in the process.

AGREEMENTS

N/A

CONTRACTS

- Seeley, Savidge, Ebert & Gourash Co., LLP (Law) – **Expires 6/3/23**
 - A resolution is on the agenda for the May 9, 2023 meeting for Council's consideration of a one-year contract.
- 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**
- Dynegy Electric Aggregation Agreement – expires **7/30/25**
- School Resource Officer – **Expires 8/31/26**

UPCOMING MEETINGS

May Meetings:

- BZA – Monday, May 8th at 5:30pm in Council Chambers;
- Finance Committee Meeting – Tuesday, May 9th at 5:30pm in Council Chambers;
- Council Meeting – Tuesday, May 9th at 6:30pm in Council Chambers;
- Planning Commission – Wednesday, May 17th at 5:00pm in Council Chambers;
- 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.