



CITY OF HURON
CITY MANAGER'S REPORT

June 10, 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. **The City anticipates receiving full building plans in the next few weeks with ground set to be broken upon final building plan approval and permit issuance.**

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.

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 and ground has been broken for the next phase of their expansion. 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 submitted all required engineering and construction drawings along with title documents to EDA for final review. The project cannot be sent out to bid until EDA provides final sign off. The City had a conference call with EDA's legal team during the week of June 6th and anticipates receipt of final comments/corrections during the week of June 13th. Based on this conversation, the City is hoping to have final sign off from EDA in the next handful of week and is immediately prepared to commence the advertising and bidding process. Once out to bid, the City and OHM Advisors will commence a series of stakeholder and business owner outreach meetings to review the project and plan for logistic surrounding traffic control and flow**

to ensure there is minimal impact on the business operations of those companies who are located on the parkway.

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. Further, during the week of June 6th, the City held an update meeting with the development team to review updated concepts for the site and to provide feedback. Based on the results of that meeting, we anticipate receiving revised conceptual renderings that will be presented to Council for comment and consideration prior to moving forward with site plans and construction drawings – which will be subject to Council, planning commission and public comment.

The City is also starting the process to secure an engineering firm to undertake the seawall revetment design which is needed to submit an application to the Army Corps of Engineers who will ultimately need to permit the revetment work.

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. Results of the funding applications should be announced by the Ohio Department of Transportation in June of 2022.

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.

Main Street: Staff, in the Spring, secured Council approval 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. The scoring committee from Erie County met twice in late-May and early June to score all the submittals from around the County. We are pleased to announce that the committee scored our Main Street proposal second amongst several applications and recommended the application for funding in amount of \$360,000. The recommendation still needs final approval from the Erie County MPO's Policy Committee. This is a major funding commitment for this comprehensive streetscape project. A big thank you to Planning Director Erik Engle and his staff as well as the team at OHM Advisors for their help in the application and advocacy to secure funding.

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, the City held a work session on the stormwater management plan and proposal. The plan was well received by Council and staff anticipates presenting the Phase I of the plan to Council on June 14th for consideration.

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 was held on Tuesday May 31, 2022 at the Boat Basin. This served as the official kickoff of the plan

and a project schedule was reviewed. Most of the steering committee was in attendance as well as staff and several members of the OHM Advisors planning team. Members had an opportunity to talk openly about what is good and bad with the existing corridor and what opportunities exist to make improvements whether that be to infrastructure, public spaces, underutilized sites, and programming. We are looking forward to continuing to push the plan forward and will be hosting several public input meetings in the upcoming months, dates to be determined.

Transient Rentals: As an update, the City currently has 139 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 visitor's 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 held a work session on May 24th and subsequent Safety Committee meeting on June 1 to discuss the topic. Based on those conversations, staff plans to submit to Council a recommendation to adopt the state ordinance in its entirety.

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: During the week of June 6th, surveyors began staking the future fish cleaning site. We anticipate site work to begin during the week of June 13th based on recent conversations with the contractors. Based on the current schedule, we are anticipating the station to be completed in September but will continue to try to condense the timeline as best as possible.

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 believe 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.

Lake Front Market: Reminder that the Lake Front Market is being held this weekend, Saturday June 11th from 10:00 am – 6:00 pm at Lake Front Park. Attendees will enjoy food trucks, live music, kid's activities and numerous vendors selling food, and unique retail items.

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>

2023 Tax Budget: On May 27, the Finance Department distributed a copy of the 2023 tax budget. The City's tax budget process is an annual statutory requirement under the City Charter and Ohio Revised Code Section 5705. The tax budget for the ensuing fiscal year must be submitted to Council prior to June 1st. Council will be holding a public hearing at the June 28, 2022, meeting to discuss the tax budget prior to final submission to the Erie County Budget Commission (Auditor's office). The ORC and City Charter requires adoption by Council and submission to the Budget Commission by July 15th of each year. If there are any questions regarding the budget in advance, they can be directed to Jeff Hall – Finance Director.

WATER DEPARTMENT

Announcement: Operator Luke Frankboner has submitted his two-week notice, with his last working day occurring on Monday, June 13th, 2022. Operator Frankboner has been with the City for eight years in both a part-time and full-time capacity in the water filtration plant. During his tenure with the City, he achieved his Class I Water Supply License, Class II Water Supply License, Class III Water Supply License, and Full Laboratory (chemistry) License. Operator Frankboner has accepted the Chief Operator position for the City of Shelby water filtration plant. As a Chief Operator he will enter the management aspect of water treatment and continue to advance his career. It has been a pleasure working with Luke these past eight years and watching his professional growth; he will be missed by the City of Huron, and we wish him the best of luck in this career advancement opportunity in Shelby.

Project Updates:

- Sludge Lagoon – Ohio EPA NPDES. Poggemeyer is completing a study of comprehensive options and alternatives, draft report expected within a week.
- 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; Gundlach quote: \$63,000.00; awaiting third quote from Hartland Heating & Cooling.
- 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.
- Low Service #1 Variable Frequency Drive Failure. Complete failure with legs A, B and C fuses blown.
- Flocculator #3 Failure . Sheared gear in reduction assembly – entered PO for replacement flocculator having a lead time of 20 weeks – equipment out of service until replaced.

Water Rates: Poggemeyer has provided the City a final draft of the water rate study that commenced in early 2022. The study aimed to capture future capital needs over the next 10 years as well as taking into consideration inflation to determine if future water rate increases are needed. The City has not increased water rates since 2007. The draft report was reviewed by the Utilities Committee in early June and will be the topic of an upcoming special Finance Committee meeting to be held in late June or early July. Depending on the conversation during that finance committee meeting, we may anticipate holding several work sessions of Council to review the report's findings and recommendations.

PERSONNEL/ADMINISTRATION

Maintenance Worker III (Plant Operator/Full-Time): Due to the anticipated departure of Luke Frankboner on June 13, 2022, staff is actively searching for his full-time replacement. The position has been advertised in the Sandusky Register and Norwalk Reflector, as well as on online employment sites. The closing date for receipt of applications is Friday, June 17, 2022.

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.

Spring/summer 2022 Newsletter: Staff has completed the spring/summer 2022 newsletter and sent it to print as of June 10. Individuals should anticipate receiving the most recent newsletters in the upcoming week or two. A special thank you to Jen Kilbury and department heads for all their hard work in contributing to and finalizing the piece.

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**
- Dispatch Agreement – Erie County Sheriff – expires 12/31/22
- Seeley, Savidge, Ebert & Gourash Co., LLP (Law) – **COMPLETED**
- Dynegy 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

June

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 28, 2022, at 6:30pm in the Council Chamber