



CITY OF HURON
CITY MANAGER'S REPORT

July 9, 2024

Matthew Lasko, City Manager

ECONOMIC/COMMUNITY DEVELOPMENT

ConAgra: The City received three (3) submittals from qualified and interested development companies. Interviews commenced during the week of March 11th – with two interviews occurring with each respective development team. Based on those interviews and fact-finding efforts, the City has narrowed the list down to two (2) finalists including K. Hovnanian/Knew Homes and Prephan Enterprises. These two finalists will be presenting to the Council and the public at two (2) separate work sessions scheduled for July 9th and July 23rd.

Norfolk Southern Holdings: The city hosted Solomon Jackson from Norfolk Southern approximately a week ago to talk about their holdings and the future of the Carmeuse Plant. Per Norfolk, the lease with Carmeuse expires in early 2024 and neither party desires to renew it. As such, Carmeuse continues to work on site cleanup as required by the lease. Upon vacation, Norfolk Southern will be working with the City to ultimately facilitate the sale and development of their waterfront acreage.

Firelands Scientific: At the February meeting of the Planning Commission, plans were approved for two (2) expansions at the facility. First an approximate 15,000 square foot cultivation addition was approved which will consist of four (4) new smaller greenhouses and secondly a nearly 3,000 square foot addition was approved which will allow for increased lab space. We anticipate construction to occur this year. We are very appreciative of the company's continued investment in their facility and commitment to Huron.

1708 Sawmill Parkway: The City is in receipt of an application for a new storage unit facility on Sawmill Parkway. The proposed project would result in the construction of one hundred (100) 20 foot by 50-foot storage units on the site. The total amount of the investment is unknown currently.

INFRASTRUCTURE/STREETS/UTILITIES/IT

Rt 6 Phase II: Staff finally received a letter of intent from the Ohio Department of Transportation to allow a 100ft LA Break adjacent to Liberty Ave on Rt6. This break will allow the city to move ahead with planning and resident engagement for a proposed roundabout on Rt6 at Liberty Ave. This project would also close Jim Campbell Blvd at Center St, remove the unwarranted light at Center and Rt6 and add a multi-modal pathway on Jim Campbell. The roundabout will take Rt6 from a two-lane road down to single lane road east of the walk-bridge, slowing traffic coming into town.

A scope meeting with our preferred designer, TranSystems was held during the week of February 19th. Staff have finally negotiated a design proposal which will be presented to the Council for consideration at their June 11th regular Council meeting.

Legislation was passed for this project on June 11th, 2024, and a contract has been signed. We will work on design and will carry out public engagement throughout the project. It is hoped to construct this project in 2025.

East Side Sidewalks: For the southside portion, we are currently working through some ODOT ROW acquisitions for temporary access enabling construction. Once this has been concluded, we are ready to put this project out to bid.

For the Northside portion, RMH Concrete and Foundations were the lowest and best bidder at a Construction cost of \$52,309.50. Work commenced at the end of April, and as of now the sidewalk has been poured and restoration work has been completed.

Route 13 Crosswalks: The City has applied to the Ohio Department of Transportation for Systemic Safety Dollars and was awarded funding to cover 90% for this project. The expected cost is \$134,000, with \$120,600 being covered by grant funding. This project will install new crosswalks and flashing beacons on Route 13 at both Forest Hills and Valley View. It is not yet known if these will be able to be installed during the S. Main Street Watermain replacement and resurfacing project or will have to be installed in 2025.

The final design package has been submitted to ODOT for approval. As soon as this is approved, we will put this project out to bid. We are still expecting to contract this in 2024.

Pavement Condition and 2023+ Resurfacing: Bids closed for this project and DL Smith Concrete LLC were the lowest and best at a construction cost of \$2,148,655.30. Preliminary construction schedule will be from the beginning of April to mid-June and will be firmed up in the next few weeks.

Work is ongoing on this project. Many areas in Chaska have already been addressed with new concrete and curbing poured. The contractor is finishing up in Chaska and has started in Old Homestead. The expected completion date (weather dependent) is still June 21st.

All concrete work is complete. Striping has been completed. Crack sealing is 75% complete. Lakeway was repaved last week. This week we will conduct a walkthrough and finalize a final punch list.

All construction work is completed, and a final walkthrough was carried out 7/2/2024. A punch list will be generated and associated work should be completed by the end of July.

South Main Street Streetscape Design and Engineering: A scope meeting with our preferred designer, OHM Advisors, was held during the week of February 12th. Staff will be working with the firm over the next few weeks to present a design proposal to the Council for consideration.

A kickoff meeting was held May 9th with OHM Advisors to verify scope and work on estimated project schedule. Currently, we expect to be finished with design and ready to go out to bid in spring of 2025.

South Main St Watermain Replacement Project: This project was advertised December 14th, and bids were received on February 15th, 2024. Spear Brothers, Inc were lowest and best at a bid amount of \$2,549,899.00. The pre-award meeting was carried out on March 1, 2024. This award was presented to the Council at the March 12, 2024, meeting.

Construction on this project has started, working from the southern City limits on Huron Avery, northeastward. This project will require road closures to enable new waterline installations. These road closures will be kept to a minimum as much as possible.

Mudbrook Road was made a one lane road, starting the week of May 20th and will last approximately 60 days, from Rivers Edge south. We will maintain single lane traffic for as long as possible before performing a full closure. Once any full closure takes place, access will be maintained for Emergency vehicles, trash, school buses and local traffic access. The detour will be via Bogart west, Rye Beach south, and Sheid east.

All customers on S. Main Street are connected to the new water main. Residential taps are currently being installed on Mudbrook. Once all taps are installed in this area, the old watermains will be physically disconnected from the system and abandoned in place (S. Main & Mudbrook). A new watermain has been installed on Valley View Drive and bacteria samples have been collected. Once these samples have passed and are confirmed to be negative for bacteria, this street will receive new water taps. The contractor is currently installing a new watermain on Hickory and Forest Hills. The contractor schedule is consistent with the most recent project schedule. I would estimate that the contractor is on schedule with main line installations, but approximately 2-3 weeks behind on installation of water services and tie-ins.

A low-interest loan has been granted from OWDA with a repayment term of 20 years at 3.48%.

Bike Lane Repainting: 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 was so wide.

Huron Public Power Expansion Phase 1: This is the first expansion project for Huron Public Power. The city is finally out to bid on 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. This project went out to bid 1/4/2024 and bids closed on 2/16/2024. A single bid was received in the amount of \$369,870.00 and was presented to Council for consideration at the March 12th meeting. There was also a purchase of switchgear before Council for \$58,700, bringing the project cost to a total of \$428,570.

Huron Public Power Rate Study: Staff engaged Sawvel and Associates of Findlay, OH to carry out a rate study for HPP. This cost-of-service study will look at our distribution and capital costs, along

with our revenue history and projections to ensure this utility is efficient and can keep expanding to serve other businesses and start serving residents.

Website: Six vendors presented, and the committee narrowed these options down to three for a deeper dive. In August, the final three carried out in-depth presentations and took question and answer sessions. After final voting, [Revize](#) of Troy, Michigan was selected, and a proposal has been approved by Council. Work has commenced on the website, and we hope to unveil in 2024.

ZONING/CODE/PLANNING

Coastal Management Assistance Grants: The City received six (6) proposals for conceptual design work and selected to negotiate a design contract with OHM Advisors after interviewing three (3) finalists. A scope meeting occurred during the week of February 19th, and the Council will consider approving a design proposal for \$67,000 at the April 9th, 2024, regular Council meeting. This plan will look to suggest potential upgrades to the former Showboat property along with enhancing connectivity and accessibility between the Showboat property, through Lakefront Park and to the beach behind the water plant. This project is funded on a 50/50 split, with a maximum grant amount from ODNR of \$35,000.

A kickoff meeting was held with OHM Advisors on May 9th to discuss scope and project timeline. We expect to have this project completed by the end of 2024 or shortly thereafter.

Light Trespass Ordinance: Based on feedback from the last Council meeting, the Law Department has been charged with reviewing ordinances that exist in other cities to gain an understanding of the various methods of enforcing and what tools may be needed. Once this information is compiled, we plan to schedule a work session with all the Council to understand what options exist to address the issue.

PARKS AND RECREATION

State Capital Budget: The city submitted State Capital budget requests for during the week of April 1st to our respective state legislators – Sen. Nathan Manning and Rep. Dick Stein. Each request was for \$750,000 which is in line with past state capital grant awards in previous years.

The city has informally been told that we will be receiving between \$200,000-\$250,000 from the State of Ohio as part of the first \$350M in one-time Strategic Investment funding. There will be another \$350M announced shortly which is on top of the state capital funding bill. The \$700M is from a one-time allocation of surplus operating funds from the state of Ohio. These funds will be used to offset part of the necessary capital improvements needed at the Boat Basin site. We will keep Council up to date as we get more formal information about this funding.

Berlin Road Park: The City recently approved a contract with DL Smith Concrete to install a larger, and better delineated parking area at the park. This work will widen the entrance, expand the

gravel surface with proper base and significantly enlarge the parking area in the southeast portion of the site. The work is just under \$20,000 and was included in the 2024 budget. This is one of two upgrades we hope to make at the park this year – the second being the purchase and installation of floating dock systems on the pond.

A floating dock has been ordered and we hope to receive and install this exciting new addition before the end of summer.

Amphitheater Canopy Grant Funds: The Parks & Recreation Department has been awarded an Erie Metroparks Local Improvement Grant in an amount sufficient to replace the canopy at the Boat Basin Amphitheater. Application for this grant made in April 2024.

SAFETY SERVICES

Officer Training: Several officers received training on domestic violence and all our officers received state-mandated training on Marcy's Law.

FINANCE

City's Credit Rating Upgraded: I am happy to report that Moody's upgraded the City's credit rating from AA3 to AA2 on May 31, 2024. In the press release, Moody's referenced the City's strong operating reserves and liquidity, which have improved over the past several years from conservative budgeting and a growing revenue base. The upgrade should lower interest rates on the upcoming \$2M bond issuance. Moody's press release also stated the importance of maintaining current fund balance levels to prevent a downgrade.

Income Tax: Staff recently concluded its four (4) public meetings regarding a potential income tax increase. We also met with residents from the River's Edge neighborhood during the week of June 17 and continue to offer meetings to all individuals and organizations interested. The Finance Committee, who met on May 14th, did unanimously approve the staff recommendation for how to structure a proposed increase. The city also held a public hearing on the topic at its regularly scheduled Council meeting on June 25th and held a first reading on potential legislation. A second public reading will occur at the July 9th City Council meeting.

WATER DEPARTMENT

Recent Activity:

Water Plant Production Record: The water plant recorded yet another highest single month record in May of water production, setting a record of 92.363MG. The Water Superintendent has been in contact with the Ohio EPA regarding the urgency of the plant rerating.

Backflow Management: A new backflow management solution went live with Backflow Solutions Inc. (BSI) on 5/1/24. All backflow reports from contractors are being submitted and monitored online through BSI. An automated backflow survey will be issued to necessary customers in the coming weeks.

A backflow survey will be issued to commercial, industrial, and residents with sprinkler systems in coming weeks. This survey is used to determine water use practices and assists the city in monitoring active backflows as well as discovering needs for backflow devices.

Staff: Water Filtration Plant Operator, Kyle Capodice, has passed his chemical laboratory survey by the Ohio EPA. Kyle is now officially licensed to analyze all water tests performed in the chemical laboratory at the Water Filtration Plant.

Active Project Updates:

Alternate Intake/Sludge Lagoon: The City accepted a proposal from Kleinfelder on January 12, 2024, in the amount of \$344,840 for design, bid and administration services. Staff met with Lead Engineer, Tom Borck, on January 17, 2024, to discuss this project in depth. The sludge lagoon rehab scope was identified with Kleinfelder, as well. A grant/loan combination was applied for through OPWC for an amount not to exceed \$262,500. Surveying has been completed.

Boring samples were completed at the tower site on 5/13 and the river intake site was completed on 5/14. Electrical engineers have also been onsite to assess utility needs and availability for both sites. Due to timing constraints, it is being advised that a low-interest loan from OWDA will be the only option for funding the balance of the water tower project.

West Side Water Tower: The City accepted a proposal from Kleinfelder on January 12, 2024, in the amount of \$132,250 for design and bidding services. On June 16th, The City was awarded \$5M from Governor DeWine's Ohio BUILDS water and wastewater infrastructure grant program. This is the largest allowable grant in the State of Ohio, and we believe it to be the largest single grant the City of Huron has ever received. We are thankful to our State and Local partners that help make projects like this possible. Surveying has been completed for the water tower site. Boring samples are the next step. Kleinfelder has provided renderings of the new water tower.

Plant Re-Rating: Kleinfelder has applied to the EPA on behalf of the City for a plant rerating of 5.5 MGD; Approval from the EPA is still pending, and the Water Superintendent has notified the Ohio EPA of this urgency. The EPA indicated on 5/3/24 that the city should receive a response in the coming weeks. No further correspondence from EPA Plan Review has been received at this time. The Northwest District office

indicated that the city will not receive violation at this time for producing beyond 3.4 MGD. This is because the rerating application is in review. The WFP did exceed our current rating on 6/17/24 as 3.455 MG of water was produced that day. The EPA was notified.

STREETS DEPARTMENT

1234 Marina Drive: The culvert installation at 1234 Marina Drive has been completed.

Catch Basin Repair: Repair of the catch basin at Gumwood/Maple Avenue has been completed.

Radar Speed Signs: The radar speed signs have been moved from Strowbridge Drive to Adams Avenue.

Street Signs: Staff have updated all street name signs in the Rye Beach neighborhood.

Crosswalk/Stop Bar Painting: Staff have completed painting of stop bars and crosswalks in the Rye Beach, Wexford, and Village Green areas.

GIS Mapping: The Streets Department continues with GIS mapping/updating of catch basin, manholes and storm lines. The east side of town has been completed.

PERSONNEL

Planning Director: The city continues to receive applications and undertake interviews for this position.

Finance Director: The city continues to receive applications and undertake interviews for this position. In the interim, City has entered into a consultant contract with Mr. Swaisgood to continue to assist the finance department operations until the full-time position is filled.

Notable Employee Anniversaries through June: The following long-time employees have celebrated notable work anniversaries through June of this years:

Steve Didelot – 30 years in February

Jodi Rutherford – 25 years in April

Dan Soisson – 15 years in March

Nick Thaxton – 15 years in April

William Evert – 15 years in June

Christine Gibboney – 15 years in May

Rick Reinbolt – 10 years in April

AGREEMENTS

TranSystems Agreement: Pursuant to authorization provided by Resolution No. 50-2024 adopted

by Council on June 11, 2024, the city executed an Agreement with TranSystems Corporation of Ohio for professional design and bidding services relating to the US 6 Phase II Project in the amount of \$369,469.

OPWC Infrastructure Grant/Loan: The City recently executed an Ohio Public Works Commission Infrastructure Program Project Agreement relating to the South Main Street Water Main Replacement Project for financial assistance in the form of a grant and loan in an amount not to exceed \$412,500. The grant portion is in the amount of \$275,000 and the loan portion is \$137,500. The project must be completed by April 2025 to be eligible for these funds.

PROJECTS OUT FOR BID

N/A

CONTRACTS

- HJRD Annual Agreement (Recreation) – **Expires 12/31/24.**
- Dispatch Agreement – Erie County Sheriff – **Expires 12/31/24.**
- City Prosecutor Employment Agreement – expires **12/31/24.**
- Personnel Officer Employment Agreement – expires **12/31/24.**
- OHM Advisors (Engineering) – **Expires 12/31/24.**
- Erie Soil and Water Conservation District (Engineering) – **Expires 1/31/25.**
- Seeley, Savidge, Ebert & Gourash Co., LLP (Law) – **Expires 6/3/25**
- Dynegy Electric Aggregation Agreement – expires **7/30/25.**
- Dynegy Electric Standard Large Stable Service Agreement – expires **08/2025.**
- Building Official – Service Agreement - **Expires 7/25/2026**
- School Resource Officer – **Expires 8/31/26.**
- Republic Services – **Expires 12/31/26.**

UPCOMING MEETINGS

July Meetings:

- Council Work Session on ConAgra Development – Tuesday, July 9th at 5:30pm in Council Chambers.
- City Council Meeting – Tuesday, July 9th at 6:30pm in Council Chambers.
- Planning Commission – Wednesday, July 17th at 5:00pm in Council Chambers.
- Council Work Session on ConAgra Development – Tuesday, July 23rd at 5:30pm in Council Chambers
- City Council Meeting – Tuesday, July 23rd at 6:30pm in Council Chambers.
- Scott Cemetery Board – Monday, July 29th at 5:00pm at Huron Township Hall

August Meetings:

- Utilities Meeting – Wednesday, August 7th at 5:00pm in the main conference room.
- BZA Meeting – Monday, August 12th at 5:30pm in Council Chambers.
- Finance Committee Meeting – Tuesday, August 13th at 5:30pm in Council Chambers.
- City Council Meeting – Tuesday, August 13th at 6:30pm in Council Chambers.
- Planning Commission – Wednesday, August 21st at 5:00pm in Council Chambers.
- City Council Meeting – Tuesday, August 27th at 6:30pm in Council Chambers.