



CITY OF HURON  
CITY MANAGER'S REPORT

February 9, 2024

Matthew Lasko, City Manager

## ECONOMIC/COMMUNITY DEVELOPMENT

**ConAgra:** The City received three (3) submittals from qualified and interested development companies. Staff is currently reviewing internally for completeness and formal meetings plan to be held in March with each company and a combination of staff and Council members in hopes of making a recommendation to the full Council in late March or early April.

**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 Carmuese Plant. Per Norfolk, the lease with Carmuese expires in early 2024 and neither party desires to renew it. As such, Carmuese 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.

**Oster's:** As of February 9<sup>th</sup>, 2024, all individuals have been relocated off site. The final house to be moved is currently in temporary housing while the utilities are connected at the new site.

Additionally, the City closed on the purchase of the property on February 2<sup>nd</sup>, 2024 and now owns the seven (7) parcels that comprised the former Oster's Mobile Home Park. Over the next few weeks there will be some modest additional site cleanup. The City is also in the process of securing bids to undertake final grading and seeding. A special thank you to all organizations and individuals involved in relocation efforts – the list being too long to read.

In the next few months, the City intends to engage the Rye Beach neighborhood and adjacent stakeholders in terms of securing feedback on the preferred future use of the site. More details to come as we enter the Spring season.

**Townhomes:** The Planning Commission last week approved the site plan for the eventual construction of fourteen (14) market-rate townhomes to be constructed on the private vacant lot on the west side of Main Street across from the Comfort Inn. This type of development is supported by both the Vision 2020 Masterplan and the soon to be recommended downtown/Mainstreet Masterplan.

The City has received plan sets and legal descriptions for this project. Additionally, the City and property owner will need to terminate an existing access agreement allowing the City to utilize the site for certain events. Additionally, the property owner needs an easement from the City for ingress/egress purposes on the southern portion of the property – essentially allowing the project to utilize an existing City curb cut as the means of exiting the planned residential development. That agreement is currently being drafted.

## 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.

An RFQ as was issued for Design and Bidding services and TranSystems of Cleveland, Ohio has been selected to complete the design and prepare bid documents. We will scope out the project and enter negotiations for the cost of these services and ultimately bring a contract to Council for consideration in the next month or two.

**East Side Sidewalks:** This project is slated for 2024 construction. The City has been granted the required easements to complete the segment of sidewalk on the northside of Rt6, between Gateway and Anchorage. We would like to thank our residents and Beachwood Cove HOA for working with the City to allow us to install this critical portion of the sidewalk. It is intended to bid this out at the same time as the main sidewalk project.

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. Scheduling will follow Council approval on February 13<sup>th</sup>.

**Pavement Condition and 2023+ Resurfacing:** This project is out to bid and has an estimated construction window from April through the end of June 2024, weather cooperating. Staff will reach out to the relevant HOA's to provide an update.

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 after Council approval on February 13<sup>th</sup>.

**South Main Street Streetscape Design and Engineering:** OHM Advisors have been selected as our preferred partner for Design and Bidding services for this South Main Street Streetscape project. Staff will work with OHM on scoping for this project and enter into negotiations for pricing to deliver these services and present a contract to Council for consideration in the next month or two.

**Bike Lane Repainting:** This project went out to bid on April 24<sup>th</sup>, 2023, and closed May 11<sup>th</sup>, 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:** See the "Projects Out to Bid" section for further details.

**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:** See the "Projects Out to Bid" section for further details.

**Designated Outdoor Refreshment Area:** As part of the main street/downtown plan – we heard from many folks about the desire to have a designated outdoor refreshment area, also referred to as a DORA, in Huron. DORA's are governed by the State of Ohio and have recently been approved in Sandusky, Milan, and Port Clinton. Staff has met internally to begin discussing the possibility of such an area within the City and begin to understand the potential safety and operational challenges of such a district. We are still very early on in the process and ultimately, if moving forward, will be subject to significant public and stakeholder feedback.

**Demolition of 531 Belin Road:** A request for proposals was issued to demolish the condemned structure at 531 Berlin Road. A well-attended pre-bid walk through was carried out this past Wednesday, with proposals due next week. The intent is to assess the cost of the demolition against the property. Nine bidders submitted quotes and Marksch Excavating and Demolition were the lowest and best at \$22,500. This demolition is mostly completed. Final site tidy up, grading and seeding is still to be completed. The contractor is waiting for the site to dry out prior to completion.

## PARKS AND RECREATION

**Fabens Park Dedication:** SAVE THE DATE! The Dedication and Ribbon Cutting for the new tennis/pickleball courts at Fabens Park will be held on **Wednesday, May 8<sup>th</sup> at 3:00pm**, with details to follow.

**Anchor Memorial Public Art Dedication:** SAVE THE DATE! The Anchor Memorial Public Art Dedication & Celebration will be held on **Friday, May 31<sup>st</sup> at 1:00pm** at the Huron Boat Basin & Amphitheater, details to follow.

**State Capital Budget:** On December 11<sup>th</sup>, the City made a formal request to the Greater Sandusky Partnership for prioritization of the Huron Boat Basin rehabilitation to be prioritized locally for state capital funding. Although making GSP's priority list does not limit the City's ability to seek funding on our own, there is significant benefit to being prioritized by GSP from a lobbying and advocacy standpoint at the state level. We will keep Council apprised of any updates as this process moves forward.

The City has informally been told that we will be receiving \$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.

**Huron Boat Basin Dredging:** The City finally received permission to open lake dump dredged material. Staff put out a bid to complete this work and received two (2) bids. Both bids were extremely close and while they came in over the budgeted amount, the unit price was very close to bids received in 2018. The lowest and best bidder was Huffman Equipment Rental Inc. in the amount of \$366,477.50.

## SAFETY SERVICES

**K-9 Dog Jax:** Jax has recovered from his surgery, and he is back to work with his handler, Officer Ryan Boesch. We are still in the hiring process to fill a vacancy in the Police Department.

**Flock Safety Cameras:** Two of the five cameras were installed this week, with the remaining three cameras scheduled for installation on February 19th. Even before the cameras were installed, this project has already yielded positive results. Our Police Department was able to utilize Flock cameras from other agencies that had burglaries similar to the recent Huron Market burglary to identify the perpetrator.

## FINANCE

**December 2023 Financial Report:** The December financial report will be available to Council and the Finance Committee before January 15<sup>th</sup>.

## WATER DEPARTMENT

### Recent Activity:

**Ohio Edison Claim:** A claim has been filed with Ohio Edison for the power surge that fried two drives at the WFP. Two new drives will be ordered and installed by Firelands Electric. PAC Engineering will then follow up with programming. Quotes have been received and drives have been ordered. The drives will be installed as soon as they are received.

**Asset Management Plan:** The Asset Management Plan is currently being updated to reflect chemical fee equipment upgrades. Many pumps in service no longer have replacement parts. The plan will include upgrades for one chemical system per year and will be added to the CIP.

**Backflow Tracking Software:** The Water Superintendent is currently exploring options for a software program related to backflow tracking and reporting. This is essential to keep customers and the City compliance with OEPA regulations.

### 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.

**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 16<sup>th</sup>, 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.

**South Main Street Water Line Replacement:** This project is currently out to bid, with bids due on February 15<sup>th</sup>. Along with replacing the water line, this project will also include the complete resurfacing and select curb replacement of Forest Hills Drive, Hickory Road, and Valleyview Drive.

**Application for ODOT Funding:** The City has applied to the Ohio Department of Transportation for System Safety Dollars for this project. Specifically, this funding will allow for new crosswalks a flashing beacons to be installed on Main Street at both Forest Hills and Valley View. If awarded, this funding will cover 90% of project costs. Also, if awarded, these crosswalks would not be installed until 2025/2026 – on the main project is completed.

**Plan Re-Rating:** Kleinfelder has applied to the EPA on behalf of the City for a plant rerating of 4.95 MGD; approval from the EPA is still pending. The carbon feed system at the filtration plant does not meet the EPA requirement of 40ppm. Kleinfelder is working on a solution, but it is likely that the carbon feed capacity will need to be upgraded.

**Sodium Permanganate:** The sodium permanganate pumps required replacement due to obsolete repair parts. These chemical pumps are being sourced and specified by the Water Superintendent. Pump specifications have been reviewed and currently waiting for quotes.

## STREETS DEPARTMENT

**Sign Replacement:** The Streets Department has been working on replacing, straightening, and updating street signs in Beachwood Cove, Wexford and Village Green.

**Radar Signs:** The radar signs that were previously located on Laguna Drive have been moved to Stowbridge Drive.

**Potholes:** The Streets Department continues to fill in potholes throughout the City, with the grindings going to Maple Avenue.

## PERSONNEL/ADMINISTRATION

**Annual Report:** Department heads are in the process of finishing up providing 2023-year end information for the annual report. Once received, this will be summarized and compiled in a formal annual report – which we hope to be completed in late February or early March.

**Boat Basin Facility Manager:** The Boat Basin Facility Manager position has been advertised in the paper, Indeed and on the City website. We have received 10 applications thus far, and Doug Steinwart and his team have begun interviewing candidates for the position.

## AGREEMENTS

N/A

## PROJECTS OUT FOR BID

**South Main St Watermain Replacement Project:** This project was advertised December 14<sup>th</sup> and bids are due on February 15<sup>th</sup>, 2024.

**Huron Public Power Expansion:** 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 will close on 2/16/2024.

2023 Repaving Program: CLOSED

Main Street Design and Engineering: CLOSED

**Huron Waterfront Parks Plan:** This project went out to RFQ for Park Planning Services on November 3<sup>rd</sup>, and proposals were due on November 24, 2023. The City received six (6) responses to the RFQ, which is a tremendous response, and has begun its initial review of the proposals to narrow the field to two (2) or three (3), with interviews to follow.

ConAgra: CLOSED

Cleveland Road E Northside Sidewalk: CLOSED

## CONTRACTS

- **OHM Advisors (Engineering) – Expires 12/31/23. Resolution 2-2024 pending.**
- HJR Annual Agreement (Recreation) - **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.**
- 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.**
- Dynegy Electric Aggregation Agreement – expires **7/30/25.**
- Dynegy Electric Standard Large Stable Service Agreement – expires **08/2025**
- School Resource Officer – **Expires 8/31/26.**
- Republic Services – **Expires 12/31/26.**



## UPCOMING MEETINGS

### February Meetings:

- Board of Zoning Appeals Meeting – Monday, February 12<sup>th</sup> at 5:30pm in the Council Chambers.
  - City Council Meeting – Tuesday February 13<sup>th</sup>, at 6:30pm in the Council Chambers.
  - Records Commission – Thursday, February 22, 2023 at 9:00am in Council Chambers.
  - City Council Work Session – Tuesday February 27<sup>th</sup> at 5:45pm in the Council Chambers.
  - City Council Meeting – Tuesday, February 27<sup>th</sup> at 6:30pm in Council Chambers.
  - Planning Commission Meeting – Wednesday, February 21<sup>st</sup> at 5:00pm in Council Chambers.
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- **President's Day – Administrative Offices will be CLOSED on Monday, February 19<sup>th</sup>.**

### March Meetings:

- HJRD – Tuesday, March 5<sup>th</sup> at 6:30pm in Council Chambers.
  - Utilities – Wednesday, March 7<sup>th</sup> at 5:00pm in the main conference room.
  - BZA – Monday, March 22<sup>th</sup> at 5:30pm in Council Chambers.
  - City Council Meeting – Tuesday, March 12<sup>th</sup> at 6:30pm in Council Chambers.
  - Planning Commission – Wednesday, March 20<sup>th</sup> at 5:00pm in Council Chambers.
  - City Council Meeting – Tuesday, March 26<sup>th</sup> at 6:30pm in Council Chambers.
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- **Good Friday – Administrative Offices will be CLOSED at noon on Friday, March 29<sup>th</sup>.**

### April Meetings:

- HJRD – Tuesday, April 2<sup>nd</sup> at 6:30pm in Council Chambers.
- Utilities – Wednesday, April 3<sup>rd</sup> at 5:00pm in the main conference room.
- BZA – Monday, April 8<sup>th</sup> at 5:30pm in Council Chambers.
- City Council Meeting – Tuesday, April 9<sup>th</sup> at 6:30pm in Council Chambers.
- Planning Commission – Wednesday, April 17<sup>th</sup> at 5:00pm in Council Chambers.
- City Council Meeting – Tuesday, April 23<sup>rd</sup> at 6:30pm in Council Chambers.