



The City of Huron, Ohio
417 Main St.
Huron, OH 44839
www.cityofhuron.org
Office (419) 433-5000
Fax (419) 433-5120

Agenda for the regular session of City Council
January 28, 2020 at 6:30p.m.

- I. Call to Order** Moment of Silence followed by the Pledge of Allegiance to the Flag
- II. Roll Call of City Council**
- III. Approval of Minutes** Minutes of regular Council meeting of January 14, 2020
- IV. Audience Comments** Citizens may address their concerns to City Council. Please state your name and address for the recorded journal. (3-minute time limit)
- V. Old Business**
- VI. New Business**
 - Presentation Presentation by Dr. Rudolph Breglia regarding School Bus Safety/ Seat Belts in School Buses
 - Resolution 2020-3 A Resolution authorizing the City Manager to award the bid to Kirk Bros. Company, Inc. relating to the Huron Water Treatment Plant Improvements Project
 - Resolution 2020-4 A Resolution authorizing the Parks and Recreation Department's application for a grant from the Erie County Community Foundation for the purchase of a watering utility vehicle
 - Resolution 2020-5 A Resolution authorizing the City Manager to enter into an agreement with OHM Advisors relating to the U.S. Route 6 Bridge Improvement Project
 - Ordinance 2020-1 Appropriation Measure and Cash Transfer Ordinance.
 - Ordinance 2020-2 An Ordinance amending Chapter 143 of the Codified Ordinances to set a fee for CPR training for individuals that do not reside in Huron or Huron Township.

Motion Motion to set Public Hearing regarding the rezoning of real property located at 362 Main Street (PPN: 4202081.008) from B-2 to B-3 to be held at the regularly scheduled Council meeting on March 10, 2020 at 6:30 p.m.

Motion Motion to set Public Hearing for the purpose of amending the Zoning Code Sections 1123.01 and 1123.02 to be held at the regularly scheduled Council meeting on March 10, 2020 at 6:30 p.m.

VII. City Manager's Discussion

VIII. Mayor's Discussion

IX. For the Good of the Order

X. Executive Session(s)

XI. Adjournment



TO: Mayor Artino and City Council
FROM: Andrew D. White, City Manager
RE: Resolution No. 2020-3
DATE: January 24, 2020

Subject Matter/Background

Background information provided by Jason Gibboney, Water Superintendent:

The Water Department is requesting Council approval and award of bid for the “Sludge Removal Equipment” project at the Water Filtration Plant. The original sludge removal equipment (sludge rakes) were installed during plant expansion in 1992 and according to records ceased to be used by 1993. From 1993 to 2010 the equipment was inoperable and in disrepair. In 2011 the equipment was removed as it could not be repaired and was obsolete (due to newer models). The OEPA in 2016 mandated that the sludge removal equipment must be operable because it received plan approval in 1992 for installation and use in the water filtration plant. The City of Huron contracted with Poggemeyer Design Group (Resolution 2016-17) to engineer new sludge removal equipment and engineer tube settlers and a structure addition over our sedimentation basins. In 2019, we received OEPA approval to proceed with bidding the engineered documents consisting of sludge rakes, tube settlers, and a structure. In late October 2019, bids were publicly opened and the apparent low bid was nearly 20% over engineer’s estimate which resulted in the city rejecting the bids and revisiting the project scope.

The project was scaled back to include the sludge rakes and associated electrical and valve replacements and re-bid in December 2019. On January 9, 2020, bids were publicly opened for the Sludge Removal Equipment project with an engineer’s estimated cost of \$825,000.00. The low bid as reviewed and recommended by Poggemeyer is Kirk Bros. Company Inc. at \$767,000.00. The City of Huron applied for and received preliminary approval from the OEPA for a 20-year loan at 0% for this project. As part of the loan application we must first award the contract before finalizing financial paperwork with the OEPA. We anticipate presenting loan acceptance paperwork before Council in the near future. The bid tabulation and Poggemeyer’s letter of recommendation are attached as Exhibit A. This project has a deadline per the OEPA of December 31, 2020 and will not impact the treatment capacity of the water filtration plant at 3.4 million gallons per day. The Water Department recommends and requests Council award the bid for the sludge removal equipment to Kirk Bros Company Inc. at a cost not to exceed \$767,000.00.

Legal Review

The matter has been reviewed, follows normal legislative procedure and is properly before you.

Financial Review

The 2020 budget includes the Sludge Removal Equipment Project, funded out of Fund 603 (Water Capital). Finance anticipated a 0% OEPA loan payable over 20-years. All information in the subject matter/background section was anticipated and discussed during the 2020 budget meetings.

Recommendation

If the Council is in support of the request, a motion to waive the three-reading rule and to adopt Resolution No. 2020-3 would be in order.

RESOLUTION NO. 2020-3

Introduced by Christine Crawford

A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD THE BID AND ENTER INTO AN AGREEMENT WITH KIRK BROS. COMPANY, INC. FOR LABOR AND MATERIALS RELATED TO THE HURON WATER TREATMENT PLANT IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED SEVEN HUNDRED SIXTY-SEVEN THOUSAND AND 00/100 DOLLARS (\$767,000.00)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That the City having advertised for bids in connection with the Huron Water Treatment Plant Project this Council finds Kirk Bros. Company, Inc. to be the lowest and best bidder for such work. Therefore, the City Manager shall be, and he hereby is, authorized and directed to award the bid and enter into an agreement with the said Kirk Bros. Company, Inc., for undertaking the work called for in the Huron Water Treatment Plant bid package, in an amount not to exceed Seven Hundred Sixty-Seven Thousand and 00/100 Dollars (\$767,000.00), which agreement shall be in substantially in the form of the Huron Water Treatment Plant Contract on file in the office of the Clerk of Council.

SECTION 2. That this Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including O.R.C. §121.22.

SECTION 3. That this Resolution shall be in full force and effect from and immediately after its adoption.

Sam Artino, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____



January 13, 2020

Mr. Jason Gibboney
Water Superintendent
City of Huron
10 Waterworks Drive
Huron, Ohio 44839

Re: Water Treatment Plant Improvements (Rebid)
Huron, Ohio
PDG Job No. 258000-00159

Dear Mr. Gibboney:

On January 9, 2020 the City of Huron, Ohio received bids regarding the above-named project and the results were as follows:

<u>Company</u>	<u>Bid</u>
Kirk Bros. Company, Inc.	\$767,000.00
Downing Construction Company	\$879,641.00
Cold Harbor Building Company	\$907,400.00
ABC Piping Company	\$993,000.00
Engineer's Estimate	\$825,000.00

Kirk Bros. Company, Inc. submitted the lowest bid for the Water Treatment Plant Improvements Rebid project. We have worked with this company on previous projects and have found their work to be satisfactory. We recommend the contract be awarded to Kirk Bros. Company, Inc. for having submitted the best and lowest bid. A bid tab is enclosed for your files.

A complete detailed tabulation of all bids is available on our website at www.poggemeyer.com click on "BIDS".

The project is to be substantially completed by February 26, 2021 following notification by the City for the Contractor to proceed with final completion by March 26, 2021.

We have attached a copy of the Lien Law which took effect January 1, 1992 for your use. The Lien Law requires that the public authority (Owner) prepare Public Notice of Commencement and make it readily available to the public. We normally suggest that it be posted on a public bulletin board and also posted at the job site.

The person designated as receiving service of an affidavit under Section "5" of the Notice of Commencement may be any public official or administrator designated by the public entity. You may wish to consult with your legal counsel to complete this form.



Mr. Jason Gibboney
January 13, 2020
Page 2

Further, ORC 9.32 requires the contracting authority to simultaneously give notice of the award to the surety and agent of the surety on the contractor's bond. Failure to do so may prejudice the owner's right to proceed against the surety should that become necessary. Enclosed is a sample Notice to Surety which should be completed and sent out at the same time as a Notice of Award.

H.B. 95 which took effect 1/1/04 includes a provision which requires a "political subdivision " to "verify" that the apparent lowest bidder for goods, services, or construction has not been issued a "finding for recovery" by the auditor of the state. In other words, it must be shown that the low bidder does not owe money to the state resulting from an audit performed on any public entity. The penalty for failing to check and "verify" that there is no finding of recovery on record with the auditor's office is that the bid, if awarded, will be voided. This verification can be completed online from the auditor's website (www.auditor.state.oh.us). The verification form should be downloaded and signed by an appropriate official with a copy forwarded to this office to be included with project contracts. The signed downloaded original should be retained for your records.

If there are any questions, please do not hesitate to contact this office.

Sincerely,

POGGEMEYER DESIGN GROUP, INC.

Thomas J. Borck, P.E.
Vice President

Enclosure

BID TABULATION

Huron Water Treatment Plant Improvements (Rebid)

Job Number: 258000-00159

Bids Received: Thursday, January 9, 2020 at 10:00 a.m.

Engineer's Estimate: \$825,000

Poggemeyer Design Group, Inc.
1168 North Main Street
Bowling Green, Ohio 43402

Kirk Bros. Company, Inc.
11942 West US 224
Alvada, Ohio 44802

Downing Construction Company
4495 Blacklick Eastern Road NW
Baltimore, Ohio 43105

Ref. No.	Description	Estimated Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price
	<u>General Trades</u>						
G1	General Contract, Base Bid Complete for Work in Five (5) Sedimentation Basins to Install Chains and Scrapers, Drive Motors, Power and Control Wiring, Valves and Actuator Replacement, and All Associated Work	1	L.S.	\$729,000.00	\$729,000.00	\$841,641.00	\$841,641.00
	<u>General Trades Contract Allowances</u>						
GA1	Sludge Collection Control Panel and Integration	1	L.S.	\$38,000.00	\$38,000.00	\$38,000.00	\$38,000.00
	CORRECTED GENERAL TRADES CONTRACT, INCLUDING ALLOWANCE						
	GENERAL TRADES CONTRACT, INCLUDING ALLOWANCE AS SUBMITTED				\$767,000.00		\$879,641.00
	BID BOND				Yes		Yes

BID TABULATION

Huron Water Treatment Plant Improvements (Rebid)

Job Number: 258000-00159

Bids Received: Thursday, January 9, 2020 at 10:00 a.m.

Engineer's Estimate: \$825,000

Poggemeyer Design Group, Inc.
1168 North Main Street
Bowling Green, Ohio 43402

Cold Harbor Building Company
115 Industrial Parkway
Chardon, Ohio 44024

ABC Piping Company
1277 East Schaaf Road
Brooklyn Heights, Ohio 44131-1325

Ref. No.	Description	Estimated Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price
<u>General Trades</u>							
G1	General Contract, Base Bid Complete for Work in Five (5) Sedimentation Basins to Install Chains and Scrapers, Drive Motors, Power and Control Wiring, Valves and Actuator Replacement, and All Associated Work	1	L.S.	\$869,400.00	\$869,400.00	\$955,000.00	\$955,000.00
<u>General Trades Contract Allowances</u>							
GA1	Sludge Collection Control Panel and Integration	1	L.S.	\$38,000.00	\$38,000.00	\$38,000.00	\$38,000.00
	CORRECTED GENERAL TRADES CONTRACT, INCLUDING ALLOWANCE						
	GENERAL TRADES CONTRACT, INCLUDING ALLOWANCE AS SUBMITTED				\$907,400.00		\$993,000.00
	BID BOND				Yes		Yes

BID TABULATION

Huron Water Treatment Plant Improvements (Rebid)

Job Number: 258000-00159

Bids Received: Thursday, January 9, 2020 at 10:00 a.m.

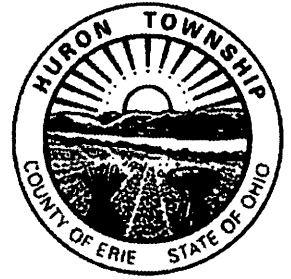
Engineer's Estimate: \$825,000

Poggemeyer Design Group, Inc.
1168 North Main Street
Bowling Green, Ohio 43402

Ref. No.	Description	Estimated Quantity	Unit	Average
	<u>General Trades</u>			
G1	General Contract, Base Bid Complete for Work in Five (5) Sedimentation Basins to Install Chains and Scrapers, Drive Motors, Power and Control Wiring, Valves and Actuator Replacement, and All Associated Work	1	L.S.	\$848,760.25
	<u>General Trades Contract Allowances</u>			
GA1	Sludge Collection Control Panel and Integration	1	L.S.	\$38,000.00
	CORRECTED GENERAL TRADES CONTRACT, INCLUDING ALLOWANCE			
	GENERAL TRADES CONTRACT, INCLUDING ALLOWANCE AS SUBMITTED			
	BID BOND			

No. 7393

**HURON TOWNSHIP
DIVISION OF BUILDING INSPECTION**



Date January 14, 2020

Under the authority of the Building Code and the Zoning of Huron Township, permission is hereby granted to:

Owner CRISTINA C BRUBAKER Address 39 ATWOOD PLACE
Parcel No 4300243000 Lot No. 77 Type of Building RESIDENCE
Specific Occupancy SINGLE FAMILY Applicable Code O.R.C. 2019
Work to consist of NEW ROOF - ICE GUARD INSPECTION REQUIRED
Contractor AUSTIN ROOFING

All work performed under this permit shall conform to the approved application and plans, and amendments thereto. The location of all construction shall be shown on the Plot Plan. The approval of plans procured by misrepresentation of facts or conditions, misinformation in application or through mistakes or improper action by any officer or employee of this department, does not legalize any illegal construction or arrangement. Contact the Building Department for all questions concerning this permit and to setup required inspections. All inspections require a 24 hour notice.

Jimmy B...
Building Official or Authorized Representative

Owner or Contractor

Fee Received \$ 116.15

ELE ☒ BLD ☐ APL ☐ OTHER: _____

NOT VALID UNLESS PAID

For Office Use Only:

General Fee \$ 101.00 Milan TWP. \$ _____ Milan Village \$ _____ Huron City \$ 15.15



TO: Mayor Artino and City Council
FROM: Andrew D. White, City Manager
RE: Resolution No. 2020-4
DATE: January 24, 2020

Subject Matter/Background

Background information provided by Doug Steinwart, Parks & Recreation Operations Manager:

The Parks and Recreation Department is requesting approval to apply to the Erie County Community Foundation for the procurement of a watering utility vehicle. One of the main functions of this utility vehicle is to help facilitate maintenance in locations that are not accessible to water and to help keep the planters for the Community Sponsor-A-Planter project watered and thriving.

This utility vehicle was accounted for in the 2020 budget but we are trying to seek out grants and sponsorships to cover most of the cost. Another source of potential funds is an Erie County Community Foundation grant application from Grow Huron (each entity is requesting \$3,500). A gift of \$1,500 from Huron River Fest, another non-profit, 501(c)(3), has been secured. The balance of the purchase would be covered by Parks Capital as budgeted.

Completed applications are due February 1, 2020.

Legal Review

The matter has been reviewed, follows normal legislative procedure and is properly before you.

Financial Review

The matter has been reviewed by the Finance Director and is properly before Council.

Recommendation

If the Council is in support of the request, a motion to waive the three-reading rule and to adopt Resolution No. 2020-4 would be in order.

RESOLUTION NO. 2020-4

Introduced by Trey Hardy

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE A GRANT APPLICATION SUBMISSION BY THE HURON PARKS AND RECREATION DEPARTMENT TO THE ERIE COUNTY COMMUNITY FOUNDATION GRANT PROGRAM FOR POTENTIAL FUNDING TO BE USED FOR THE PURCHASE OF A WATERING UTILITY VEHICLE.

WHEREAS, the City of Huron desires to utilize the funding opportunity available through the Erie County Community Foundation Grant Program,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

Section 1. That the City manager is authorized to approve the submission of a grant application by the Huron Parks and Recreation Department to the Erie County Community Foundation Grant Program for potential funding for the purchase of a watering utility vehicle.

Section 2. That this Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including O.R.C. §121.22

Section 3. That this resolution shall go into effect and be in full force and effect from and after the earliest date allowed by law.

Sam Artino, Mayor

Attest: _____
Clerk of Council

Adopted: _____



TO: Mayor Artino and City Council
FROM: Andrew D. White, City Manager
RE: Resolution 2020-5
DATE: January 24, 2020

Subject Matter/Background

Resolution 2020-5 will accept the proposal and authorize an agreement with OHM Advisors for the provision of construction services for the U.S. Route 6 Bridge Improvement Project in an amount not to exceed \$15,700. These services are required to update the construction plans and bid documents originally prepared in 2017, and includes provision of pre-construction and post-construction services.

Legislative History

Resolution 2017-8 accepted the proposal and authorizes an agreement with OHM Advisors for the provision of Construction Services including Pre-Construction and Post Construction Services related to the US6 Bridge Improvement Project. The base bid for the project was originally estimated at a total cost of \$193,000. This Base Bid price proposal of \$23,272 for construction services was approved by Council on February 28, 2017.

On April 12, 2016, City Council adopted Resolution 2016-38 authorizing the agreement with ODOT which provides for up to 80% of eligible costs to a maximum of \$90,000. The summary for the legislation contained an extensive history of the evolving elements of the project, specifically, lighting related aspects and a legislative history.

The city originally bid out the U.S. Route 6 Bridge Improvement Project in March 2017; however, no bids were received. The city contacted ODOT to secure authorization to re-bid the project which was advertised on April 26, May 3, and May 10th with the bid opening held on May 18, 2017. One (1) bid was received in the amount of \$244,620.00 for the base bid. This bid exceeded the 10% threshold; OHM then met with the contractor to negotiate as allowable. The negotiation resulted in a revised bid of \$213,000.00.

Resolution 2017-44 awarded the bid and authorizes an agreement with Athos Contracting Inc., related to the US6 Bridge Improvement Project in an amount not to exceed \$213,000.00 for the base bid which provides for the preparation and painting of the bridge railing and concrete parapet. Unfortunately, this contractor was not approved by ODOT, and the work was never completed.

Financial Review

City Council passed legislation for the debt financing in 2016 which included Ordinance 2016-18 which provided for the cost of rehabilitating the US 6 Memorial Bridge. Therefore, the 2020 budget can accommodate the additional \$15,700.00 for the construction services relating to the US 6 Bridge Improvement Project.

The 2020 budget includes \$200,000 for construction of this project in Fund 401 (Capital Improvement Fund). Currently, this fund has sufficient resources and budget to pay for the design cost of this project.

Legal Review

The matter has been reviewed, follows normal legislative procedure and is properly before you.

Recommendation

If the Council is in support of the request, a motion to adopt Resolution No. 2020-5 would be in order.

RESOLUTION NO. 2020-5

Introduced by Trey Hardy

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL AND ENTER INTO AN AGREEMENT WITH OHM ADVISORS FOR THE PROVISION OF CONSTRUCTION SERVICES RELATED TO THE ERI-6-17.70 U.S. ROUTE 6 BRIDGE IMPROVEMENTS PROJECT AT A COST NOT TO EXCEED FIFTEEN THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS (\$15,700.00)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That the City Manager is authorized and directed to accept the proposal and enter into an agreement with OHM Advisors for the provision of construction services relative to the ERI-6-17.70 U.S. Route 6 Bridge Improvements Project, at a cost not to exceed Fifteen Thousand Seven Hundred and 00/100 Dollars (\$15,700.00) which agreement shall be substantially in the form of Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That this Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including O.R.C. §121.22.

SECTION 3. That this Resolution shall be in full force and effect from and immediately after its adoption.

Sam Artino, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____

January 10, 2020

City of Huron
Andrew D. White, City Manager
417 Main Street
Huron, OH 44839

RE: ERI-6-17.70 U.S. Route 6 Bridge Improvements
Updates to Plans, Estimate, and Bid Documents
Location: Huron
Proposal # 19307

Dear Mr. White:

The following scope of services, price proposal, and project schedule represent our understanding of the project, based upon prior discussions, meetings, and/or additional project information made available at the time of this proposal. Should you have any questions, please let us know.

Proposal Outline

Proposal Outline.....	1
Project Scope	2
Scope of Services (Engineering Tasks)	2
Scope of Services (Bidding and Award Tasks)	2
Scope of Services (Construction Services Tasks)	3
Price Proposal	4
Standard Terms & Conditions	4

Sincerely,
OHM Advisors



Chad Lewis, PE, Project Manager
Chad.Lewis@ohm-advisors.com
D: 216.865.1345 C: 216.644.3987



Russ Critelli, PE, PMP
Russ.critelli@ohm-advisors.com
D: 216.865.1339

Authorization to Proceed

Signature

Date

Printed Name

Title



Project Scope

The services provided with this fee proposal includes updates to the ERI-6-17.70 Bridge Painting project to be bid along with the paving project, ERI-6-17.49 Project I. Services also include bid documents, bidding services, and construction coordination with ODOT's construction management team.

Scope of Services (Engineering Tasks)

Task #60 Construction Documents

- The following services are included in the fee shown:
 - Updates to the construction plans to coordinate maintenance of traffic with ERI-6-17.49 (Project 1)
 - Update the construction plans to ODOT 2019 specifications
 - Update the official engineer's estimate
 - Delivery and coordination of updated plans, specifications and estimate documents to ODOT

Scope of Services (Bidding and Award Tasks)

Task #151 Bidding and Contract Documents

- The following services are included in the fee shown:
 - Preparation of bid documents including legal advertisement, instructions to bidders, bid forms, contract forms and affidavits, prevailing wage forms, EEO forms, scope of work, schedule, and other Owner forms and requirements to be added to the public bidding process.
 - Additional ODOT LPA required documents include:
 - LPA Federal Agreement
 - Specification Exclusionary Table
 - DBE/EDGE forms and utilization plan
 - ODOT LPA Template
 - FHWA 1273 form
 - Utility Note
 - These documents will be 100% complete, ready for bidding of the Public Project.

Task #152 Bid Process, Review, & Award

- The following services are included in the fee shown:
 - Pre-Bid Meeting
 - This is an opportunity for the prospective bidders and Owner representatives to discuss any pre-bid questions/clarifications and to explain the contractual process and obligations of the contractor and the Owner.
 - OHM will hold the meeting with prospective bidders, record notes, answer questions, and distribute meeting minutes to plan holders.
 - Addendums
 - This activity is necessary to provide written explanation to all bidders for any questions regarding the bid documents and plans.



- Depending upon the size and complexity of the project, multiple addendums may be required for the project.
- OHM will prepare addendums/clarifications and any necessary supporting documents and distribute to plan holders.
- Post-Bid Activities
 - Evaluation of bids and contractor qualifications
 - Pre-Award Meeting to review all bid items with apparent low bidder
 - Recommendation of Award Letter to the Owner
- Preparation and Submission of the ODOT LPA Award Packet
 - LPA Agreement Attachment (2)
 - Contractor C-92 Forms
 - Bid Opening Form
 - Official Bid Tab
 - City Council Resolution to Award
 - Proof of Project Advertisement
- Contract Documents
 - OHM will prepare (3) three copies of contract documents for execution, bonding, insurance etc.
 - OHM will prepare the notice of commencement for signature(s).

Scope of Services (Construction Services Tasks)

Task #176 Construction Services

- The following services are included in the fee shown:
 - Project Manager attendance at the Pre-Construction meeting.
 - Project Manager coordination with the Construction Management Team (one hour per week).
 - Project Manager attendance to construction progress meeting (one hour every other week).
 - Address unforeseen field conflicts with the contractor (one hour every other week).



Price Proposal

<i>#</i>	<i>Engineering Tasks</i>	<i>Fee</i>
<i>Task #60</i>	<i>Construction Documents</i>	<i>\$ 2,000</i>
	<i>Subtotal =</i>	<i>\$ 2,000</i>
<i>#</i>	<i>Bidding Tasks</i>	
<i>Task #151</i>	<i>Bidding and Contract Documents</i>	<i>\$ 3,000</i>
<i>Task #152</i>	<i>Bid Process, Review, and Award</i>	<i>\$ 3,000</i>
	<i>Subtotal =</i>	<i>\$ 6,000</i>
<i>#</i>	<i>Construction Tasks</i>	<i>Fee</i>
<i>Task #176</i>	<i>Construction Services</i>	<i>\$ 7,700</i>
	<i>Subtotal =</i>	<i>\$ 7,700</i>
	<i>Grand Total =</i>	<i>\$ 15,700</i>

Anticipated Project Schedule

Engineering Tasks: December 2019 / January 2020

Project Bidding Tasks: February/March 2020

Construction Tasks: May 2020 through September 2020

Standard Terms & Conditions

The Standard Terms and Conditions contained in the Annual Engineer contract (as approved by Council Legislation) shall also apply to this contract.



TO: Mayor Artino and City Council
FROM: Andrew D. White, City Manager
RE: Ordinance 2020-1
DATE: January 24, 2020

Subject Matter/Background

Ordinance 2020-1 requests the Council's authorization for changes to the annual budget appropriations. Please refer to Exhibit "A" of the ordinance for the detailed breakdown and summary.

Legal Review

The matter has been reviewed and is properly before Council for consideration.

Recommendation

The Council should consider a motion to adopt the ordinance as presented in order to maintain budgetary compliance.

ORDINANCE NO. 2020-1

Introduced by Joel Hagy

AN ORDINANCE AMENDING ORDINANCE NO. 2019-27, ADOPTED DECEMBER 10, 2019, TO PROVIDE FOR ADDITIONAL APPROPRIATIONS FROM THE GENERAL FUND AND OTHER FUNDING SOURCES AND AN INCREASE IN ESTIMATED RESOURCES AND FURTHER APPROVING CASH TRANSFERS BETWEEN FUNDS, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 2019-27, adopted December 10, 2019, Huron City Council adopted the annual budget for the fiscal year ending December 31, 2020 for the operations of all City departments and offices; and

WHEREAS, Council has established various funds for the financial operation of the City, and through the current fiscal year certain funds have been determined to have insufficient funds and certain Funds have been determined to have excess funds; and

WHEREAS, it is necessary to amend the budget to reflect appropriation transfers, supplemental appropriations and an increase in estimated resources and to also approve a cash transfer between funds to accommodate the operational needs of certain City departments and offices and to assure all funds of the City are in proper balance.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That Exhibit "A" of Ordinance No. 2019-27, adopted on the 10th day of December, 2019, is hereby amended to provide for appropriation transfers, supplemental appropriations and an increase in estimated resources as to each fund set forth in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. That the Director of Finance and the City Manager are hereby authorized to expend the funds herein appropriated for the purpose of paying the operating expenses of the City for the fiscal year ending December 31, 2020 and to make the necessary entries on the accounting records of the City to reflect the appropriations and expenditures herein authorized.

SECTION 3. That, to properly balance the various funds of the City, the Finance Director shall be, and he hereby is, authorized and directed to make the cash transfer between and among those certain funds of the City, in the amounts as set forth in Exhibit "A" attached hereto and made a part hereof.

SECTION 4. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

SECTION 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare of the

residents and for the further reason that this Ordinance shall become immediately effective to fund the operations of the City of Huron; additionally, in accordance with Section 3.06 of the Charter of the City of Huron, appropriation ordinances shall take effect immediately;

WHEREFORE this Ordinance shall take effect immediately upon its adoption.

Sam Artino, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____.

CITY OF HURON
BUDGET APPROPRIATION ADJUSTMENTS, ESTIMATED RESOURCES, AND CASH TRANSFERS
SUMMARY SHEET

DATE: 1/28/2020
ORDINANCE: 2020-1

Appropriation Measure

Reason for Appropriation Measure

The following supplemental appropriation is a result of the settlement agreement approved by Council at the January 14th meeting (Reso. 2019-79). The settlement and court costs will be paid out of the General Fund/Law Director expense account. Although the total settlement totaled \$20,500, staff is requesting to increase total appropriations by \$25,000 to cover any court costs that may be billed to the City. The City's General Fund has sufficient fund balance to pay the settlement.

In addition, the City's Huron Joint Recreation District annual financial statements must be paid out of the HJRD Fund (860), according to the State Auditor. The appropriation increase below for Fund 110 and Fund 860 properly budget for work on the 2019 financial statements through the City's financial statement preparer, Charles Harris, CPAs. The budget increase out of Fund 110 reflects the City's portion of the HJRD payment and funds the financial statement cost.

APPROPRIATION INCREASES

Fund Name	Fund Number	Department/Activity	Object Level	Increase/(Decrease) Amount	Total Appropriations After Adjustment
GENERAL FUND	110	LAW DIRECTOR	OTHER EXPENSES	\$ 25,000.00	\$ 105,000.00
GENERAL FUND	110	ADMIN. SUPPORT	OTHER EXPENSES	\$ 550.00	\$ 481,739.73
HJRD	860	HJRD	OTHER EXPENSES	\$ 550.00	\$ 458,534.20

NET IMPACT ON TOTAL APPROPRIATIONS \$ 26,100.00

Cash Transfer between Funds

Reason for Cash Transfer:

These are quarterly budgeted cash transfers related to various funds. These transfers relate to funding for various 2020 budgeted expenditures, such as capital, debt, pension, and information technology costs, and employee benefit reserves.

CASH TRANSFER FROM:

Fund Name	Fund Number	Department/Activity	Description	Amount	Cash Balance After Transfer
GENERAL FUND	110	TRANSFER OUT	TRANSFER TO POLICE PENSION FUND	\$ (27,500.00)	\$ 1,005,770.23
GENERAL FUND	110	TRANSFER OUT	TRANSFER TO FIRE LEVY	\$ (50,000.00)	
GENERAL FUND	110	TRANSFER OUT	TRANSFER TO CAPITAL IMPROVEMEN	\$ (68,750.00)	
GENERAL FUND	110	TRANSFER OUT	TRANSFER TO COMPUTER REPAIR & MAINT FD	\$ (2,500.00)	
GENERAL FUND	110	TRANSFER OUT	TRANSFER TO CAPITAL EQUIP	\$ (12,500.00)	
GENERAL FUND	110	TRANSFER OUT	TRANSFER TO G.O.BOND-TAX	\$ (212,500.00)	

PARKS FUND	208	TRANSFER OUT	PARKS TRANS OUT CAP R	\$ (2,500.00)	
PARKS FUND	208	TRANSFER OUT	TRANSFER OUT CAPITAL IMPROVEMENT	\$ (5,000.00)	\$ 93,730.86
PARKS FUND	208	TRANSFER OUT	TRANSFER TO COMP REPA & MAINT FUND	\$ (812.50)	
RECREATION FUND	209	TRANSFER OUT	RECS TRANS OUT CAP RES	\$ (2,500.00)	
RECREATION FUND	209	TRANSFER OUT	TRANSFER TO COMPU REPA & MAIN FUND	\$ (812.50)	\$ 88,117.01
BOAT BASIN	210	TRANSFER OUT	Transfer to Computer Repair & Maint	\$ (1,375.00)	\$ 93,350.41
STREET MAINTENANCE	212	TRANSFER OUT	STREET TRANS OUT EMP BEN	\$ (1,250.00)	
STREET MAINTENANCE	212	TRANSFER OUT	STREET TRANS OUT CAP RES	\$ (12,500.00)	\$ 322,191.41
HIGHWAY FUND	213	TRANSFER OUT	TRANSFER OUT EMP BEN RES	\$ (250.00)	\$ 41,833.76
FIRE LEVY	214	TRANSFER OUT	TRANSFER TO FIRE PENSION	\$ (54,179.91)	
FIRE LEVY	214	TRANSFER OUT	TRANSFER TO EMPLOYEE BENEFIT F	\$ (1,250.00)	
FIRE LEVY	214	TRANSFER OUT	FIRE TRANS OUT CAP RES	\$ (68,000.00)	\$ 359,185.94
FIRE LEVY	214	TRANSFER OUT	TRANSFER TO COMPU REPA & MAIN FUND	\$ (1,250.00)	
SCHOOL RESOURCE OFF.	220	TRANSFER OUT	TRANSFER TO POLICE PENSION	\$ (5,939.48)	\$ 13,093.69
WATER FUND	604	TRANSFER OUT	TRANSFER TO WATER BOND RETIREMENT	\$ (16,339.00)	
WATER FUND	604	TRANSFER OUT	TRANSFER TO WATER CAPITAL PROJECTS	\$ (112,500.00)	\$ 1,638,880.26

TOTAL TRANFERS OUT: \$ (660,208.40)

CASH TRANSFER TO:

Fund Name	Fund Number	Department/Activity	Account Description	Amount	Cash Balance After Transfer
FIRE LEVY	214	TRANSFER IN	TRANSFER FROM GENERAL FUND	\$ 50,000.00	\$ 409,185.94
FIRE PENSION	274	TRANSFER IN	TRANSFERS FROM FIRE LEVY	\$ 54,179.91	\$ 119,010.14
POLICE PENSION	275	TRANSFER IN	TRANSFER FROM GRANT SCHOOLS	\$ 5,939.48	
POLICE PENSION	275	TRANSFER IN	TRANSFERS FROM GENERAL FUND	\$ 27,500.00	\$ 30,502.12
EMPLOYEE BEN. RES.	298	TRANSFER IN	TRANSFER FROM FIRE LEVY	\$ 1,250.00	
EMPLOYEE BEN. RES.	298	TRANSFER IN	TRANSFER FROM STREET	\$ 1,250.00	\$ 253,280.76
EMPLOYEE BEN. RES.	298	TRANSFER IN	TRANSFER FROM STATE HIGHWAY	\$ 250.00	
G.O. DEBT	301	TRANSFER IN	TRANSFER FROM GENERAL FUND	\$ 212,500.00	\$ 359,354.61
CAPITAL IMPROVEMENT	401	TRANSFER IN	TRANSFER FROM GENERAL FUND - DISCRETIONARY	\$ 68,750.00	\$ 2,396,806.18
CAPITAL IMPROVEMENT	401	TRANSFER IN	TRANSFER FROM PARKS	\$ 5,000.00	
CAPITAL ASSET FUND	403	TRANSFER IN	TRANSFER FROM GENERAL FD	\$ 12,500.00	
CAPITAL ASSET FUND	403	TRANSFER IN	TRANSFER FROM PARKS FD	\$ 2,500.00	
CAPITAL ASSET FUND	403	TRANSFER IN	TRANSFER FROM REC FD	\$ 2,500.00	\$ 404,432.10
CAPITAL ASSET FUND	403	TRANSFER IN	TRANSFER FROM FIRE LEVY	\$ 68,000.00	
CAPITAL ASSET FUND	403	TRANSFER IN	TRANSFER FROM STREET FD	\$ 12,500.00	
WATER DEBT	602	TRANSFER IN	TRANSFERS FROM WATER FUND	\$ 16,339.00	\$ 247,595.58
WATER CAPITAL	603	TRANSFER IN	TRANSFERS FROM WATER FUND	\$ 112,500.00	\$ 557,458.19
INFORMATION TECH.	701	TRANSFER IN	TRANSFER FROM GENERAL FUND	\$ 2,500.00	
INFORMATION TECH.	701	TRANSFER IN	TRANSFER FROM RECREATION AND BOAT BASIN	\$ 3,000.00	\$ 17,714.80
INFORMATION TECH.	701	TRANSFER IN	TRANSFER FROM FIRE	\$ 1,250.00	

TOTAL TRANFERS IN: \$ 660,208.40



TO: Mayor Artino and City Council
FROM: Andrew D. White, City Manager
RE: Ordinance 2020-2
DATE: January 24, 2020

Subject Matter/Background

Ordinance 2020-2 requests the Council's authorization to allow the Fire Department to charge a fee of \$15.00 for non-Huron/Huron Township residents to offset costs of its CPR Training Course.

The Huron Fire Department has been teaching CPR and first aid to citizens, civic groups, businesses, coaches, and anyone who has requested to be certified for 30+ years. This program was established to certify and educate citizens of Huron and Huron Township for obvious reasons. The Department has noticed a trend that many people requesting certification do not work or live in the City of Huron or Huron Township. It has become common knowledge that we provide this service for free where other institutions charge for this service. In 2019, we certified 140 people in first aid and CPR with 25 of those people being nonresidents that do not work in the city or township.

The Fire Captains are requesting placement of a fee for anyone certified in first aid or CPR that does not live or work in Huron or Huron Township. This fee will simply offset the cost we have to provide the CPR cards and to purchase mannequins, books, and other teaching materials. The recommended fee for a student that does not live or work in Huron or Huron Township is \$15.00 per person. This fee will cover the cost of the cards and equipment used.

Legal Review

The matter has been reviewed and is properly before Council for consideration.

Recommendation

The Council should consider a motion to adopt Ordinance 2020-2 as an emergency measure as presented in order to allow the Fire Department to assess the fee for its upcoming certification course.

ORDINANCE NO. 2020-2

Introduced by Monty Tapp

AN ORDINANCE AMENDING CHAPTER 143 OF THE CODIFIED ORDINANCES OF THE CITY OF HURON TO ADD A NEW SECTION ESTABLISHING A CARDIOPULMONARY RESUSCITATION (CPR) TRAINING PROGRAM FOR THE HURON FIRE DEPARTMENT

WHEREAS, the City of Huron Fire Department has historically offered an informal cardiopulmonary resuscitation (CPR) training program to certify and educate the citizens of the City of Huron and Huron Township in first aid;

WHEREAS, this Council has determined that CPR and first aid training are invaluable and life-saving skills, and desires to establish a policy for making this training available;

WHEREAS, after recommendation by the Huron Fire Captains, this Council desires to amend Chapter 143 of the Codified Ordinances of the City of Huron to formally establish a CPR and first aid training program; and

WHEREAS, this Council further desires to make this training program available at no charge to residents of the City of Huron and Huron Township, and to persons employed therein.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. That existing Chapter 143, titled "Fire Division," of the Codified Ordinances of the City of Huron is hereby amended by enactment of new Section 143.07, which shall read and provide as follows:

"143.07 Cardiopulmonary Resuscitation (CPR) Training Program.

At the discretion of the Fire Chief, the Fire Department may offer and provide training in CPR and first aid to members of the public. This training shall be provided at no charge to residents of the City of Huron and Huron Township, and to persons who are employed therein. For students of the program who neither reside nor work in the City of Huron or Huron Township, the Fire Chief may assess a reasonable training fee solely to offset program expenses, in an amount not to exceed fifteen dollars per student."

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

SECTION 3. This Ordinance shall be in full force and effect from at the earliest date permitted by law.

Sam Artino, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____



TO: Mayor Hardy and City Council
FROM: Andrew D. White, City Manager
RE: Rezoning Application for 362 Main Street (Gary Savage) –Set Public Hearing
DATE: January 24, 2020

Subject Matter/Background

Council previously referred the application of Gary Savage, owner of the property located at 362 Main Street, to the Planning Commission. A copy of Mr. Savage's application is attached as Exhibit "A". The Planning Commission has reviewed the proposed changes and recommends that Council deny the application. A report of the Planning Commission's recommendation is attached as Exhibit "B".

Background Information

The existing parcel contains two mixed use multi-tenant units (Unit 'A' and Unit 'B') on the map included in the application. The units currently contain business offices on the lower floor and residential units on the second floor. The owner would like to have the option of using the lower level for either commercial or residential uses.

The parcel is currently located in a B-2 zone, which is the only business zoning classification in our zoning code that does not allow for residential uses (the current residential uses in the second floor are existing non-conforming uses). The owner would like to rezone the parcel to a B-3 designation, which would allow for mixed use.

Upon receipt of the recommendation, the Council must pass a motion setting the time and date to hold a public hearing on this matter at the regular Council meeting scheduled for March 10, 2020. Following the public hearing, Council will have final authority in the approval or denial of the application for rezoning.

Recommendation

At this time, the only necessary action to take is for a motion setting the time and date for the Public Hearing on the application for rezoning of the property located at 362 Main Street (PPN: 42-02081.008) for March 10, 2020 at 6:30pm.

RECEIVED
NOV 13 2019

BY: CMG

CITY OF HURON
APPLICATION TO RE-DISTRICT PROPERTY
(Type or Print)

Date Received: _____

Location: 362 Main Street
Huron, Ohio 44839

Legal Description of Subject Property:

Previously submitted

Property Owner: Joanne M. Savage Trust dated 1994

Address: 1225 Marina Drive
Huron, Ohio

Applicant: (Name & Address - if different from the property owner)

Garry N. Savage
1225 Marina Drive
Huron, Ohio 44839

Current Zoning District of Subject Property: R-1 ☐ R-2 ☐ R-3 ☐

B-1 ☐ B-2 ☒ B-3 ☐

I-1 ☐ I-2 ☐

Other: _____

Proposed Zoning District of Subject Property:

R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ B-3 ☒

I-1 ☐ I-2 ☐

Other: _____

**CITY OF HURON
RE-DISTRICT APPLICATION**

Is the applicant represented by legal counsel? Yes ☐ No ☒

If Yes, Counsel's Name and Address: _____

Counsel's Contact Number: () - _____

~~Huron Riverview Condo Association~~ 362 Main Street
Property Location

Was a re-zoning request ever submitted for this property? Yes ☐ No ☒

If Yes, give date: _____

Owner or Authorized Representative: Garry N Savage

The following information must be attached to this application:

1. A map of the subject property. (Maximum size-11" x 17")
2. A map of the subject property in relation to the adjoining properties.
(Maximum size-11" x 17")
3. A complete list of the names and current address of all properties owners within 150' of the exterior boundaries of the subject property.
4. A letter, signed by the owner of the property, requesting the re-zoning, designating the current zoning district and the proposed zoning district.
5. A \$150.00 filing fee drafted to the City of Huron.

DO NOT WRITE BELOW THIS LINE

Date Completed Application Received: 11-13-19

Zoning Department Representative: CMG

Date Submitted to City Council: 11/26/19

Date Submitted to Planning Commission: _____

Re-Zoning 362 Main Street

- United States Postal Service
378 Main Street
Huron, Ohio 44839
- Murray Law Offices
358 Main Street
Huron, Ohio 44839
- Huron Yacht Club
350 Huron Street
Huron, Ohio 44839

EXHIBIT C

HURON RIVER VIEW CONDOMINIUM

PARCEL 1

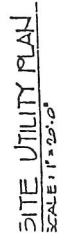
Being a parcel of land located in Lots 131, 132, 133 and 134 in the Addition to Sherleyville, City of Huron, Erie County, Ohio and being more particularly described as follows:

Beginning at a 1/2 iron pin previously set on the southeasterly right of way line of Main Street where the same intersects the northwesterly corner of lands now or formerly owned the United States of America, said point being located North 39° 01' 00" East along the southeasterly right of way line of Main Street, a distance of 155.00 feet from the northerly right of way line of Mills Street;

1. Thence North 39° 01' 00" East continuing along the southeasterly right of way of Main Street and its northeasterly continuation, a distance of 230.71 feet to a 1/2" iron pin previously set;
2. Thence South 50° 59' 00" East, a distance of 244.79 feet to a 1/2" iron pin previously set;
3. Thence South 26° 29' 00" West, a distance of 236.34 feet to a 1/2" iron pin previously set;
4. Thence North 50° 59' 00" West, a distance of 296.07 feet to the principal place of beginning and containing 1.4323 acres of land, but subject to all easements and restrictions of record.

4. General Description of Buildings.

The buildings consist of two structures. One contains four residential units on the second floor, Units 368, 370, 372 and 374, and three commercial units, 362, 364, and 366, on the first floor. The second building consists entirely on one unit, Unit 360, which is for commercial use. The buildings are of wood frame construction over concrete slab with brick exteriors on the lower half, rough sawed cedar siding on the top. The roofs are asphalt shingle. In the seven unit building each unit has separate heat and air conditioning systems, Units 322 and 364 have a common system for which maintenance and operation expenses shall be shared in proportion to the units' common expenses percentages. In Unit 360 there is office space which is heated and air conditioned, the showroom is heated only.



NOTES:

1. MANHOLE SHALL BE PRECAST CONCRETE RING TO UNITED STATE CONCRETE PIPE CO. & MANUFACTURED IN ACCORDANCE WITH ASTM-C-478. MANHOLE UNITS SHALL BE TOPPED & GRADED WITH ASPHALT CONCRETE. MANHOLE STOPS IN MANHOLE SHALL BE CAST IN PLACE.
2. RING JOINTS SHALL BE CASTED WITH GROUT.
3. EACH RING SHALL BE CONSTRUCTED OF CONCRETE AND VITREOUS TILE.
4. FRAME AND COVERS FOR MANHOLES AND CATCH BASINS SHALL BE NEARBY, EAST-NORTH-EAST CORNER OF JOINT ON RIGHT.

City of Huron
Planning and Zoning Department
417 Main St. Huron, Ohio 44839
P: 419-433-5000
F: 419-433-5120

RECEIVED
NOV 12 2019

BY:



Commercial Site Plan Application

Property Owner

Name: Joanne M Savage Trust dated April 29, 1994
Address: 1225 Marino Drive Huron, OH 44839
Phone: 419-433-5745
Email: gsavage@yahoo.com

Applicant

Name: Garry N. Savage
Company/Business Name: Advanced Strategies, Inc
Mailing Address: 362 Main Street Huron OH 44839
Phone: 419-433-5291
Email: gsavage@advancedstrategies.net

Location and Description of Project

Address: 362 Main Street Huron County Parcel #: _____
Existing Use: _____ Acreage/Area of Site: _____
Proposed Use: _____ Lot # (if applicable): _____
Estimated Value of Project: _____

☐ New Construction ☐ Demolition
☐ Addition to Existing Structure ☐ Other: Re-zoning

Zoning District:	R-1	R-1A	R-2	R-3	B-1	B-2	B-3	I-1	I-2	P-1	M
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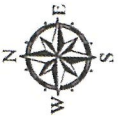
Flood Zone:	A	AE	AO	AH	X (shaded)	X
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 (Definitions 1135.02(14))

Description of Proposed Project: I am interested in re-zoning this property from B-2 to B-3 to allow for mixed use.



ArcGIS WebMap



Date: 11/18/2019
1 inch = 94 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Richard H. Jeffrey
ERIE COUNTY AUDITOR | ERIE COUNTY, OHIO



TO: Mayor Artino and City Council
FROM: Doug Green, Zoning Administrator
RE: Planning Commission Recommendation- Rezoning Application for 362 Main Street
DATE: January 23, 2020

Subject Matter/Background

The Planning Commission reviewed the rezoning request for 362 Main Street at their regular meeting of January 22, 2020. The summary and rezoning application provided to the Planning Commission are attached for reference. Note: Summary correction-At the meeting, a clarification was made by the property owner that the ground level offices are currently all occupied, there are no vacant office spaces.

The Planning Commission made the recommendation to Council that the rezoning request be denied pursuant to concerns with allowable uses within B-3 zoning and the intent of the zoning districts as currently reflected in the code.

At this time, the only action required is that City Council set the date for the required Public Hearing on the matter which must provide for a 30 notice in advance of the meeting. The recommended date for the hearing is March 10, 2020 at 6:30p.m. during a regular meeting of City Council.



TO: Chairman Boyle and Members of the Planning Commission
FROM: Doug Green, City Zoning Administrator
RE: 362 Main St. – Re-Zoning Application
DATE: January 22nd, 2020

Subject Matter/Background: Council has referred the attached application to re-zone a parcel to the Commission for discussion and recommendation prior to final hearing at council.

Current Zoning District: B-2 Downtown Business

Parcel No.: 42-02081.008

Project Description: The existing parcel contains a multi-tenant building currently used as office space on the first floor with residential units on the second floor. The applicant would like to rezone the parcel from its current B-2 designation to B-3 to allow for mixed use, specifically, the ability to utilize ground floor space for residential units in addition to the current business usage.

This parcel was part of the Urban Renewal zone which was planned in the late 1970's at the area immediately surrounding what is now the Huron Boat Basin. In this plan, the parcel's intended use was as a commercial building with office on the first floor and residential usage specifically limited to upper floors. After a recent review of the Urban renewal plan by the City Law Director, it was determined that the original plan put in place during urban renewal can only currently be enforced if there were similar deed restrictions placed on the parcel.

Regardless of the current disposition of the urban renewal guidelines, the parcel is located within a B-2 district. As per section 1125.02, the B-2 district is the only commercial district in the zoning code which does not allow for residential uses. While the current residential usage on the upper floor may continue as an existing non-conforming use, additional residential units on the ground floor cannot be permitted unless the property is rezoned to a B-3 which would allow for mixed uses on all floors.

Staff Analysis:

The applicant's intent in re-zoning the parcel is to allow for truly mixed use development. ~~Some of the space on the ground floor of the existing building is unused and has been for some time. The applicant claims that he has made attempts to find commercial renters for the unused ground floor space but has been unsuccessful in finding tenants and feels that there is more demand currently for residential space and would like the ability to market it as such.~~

There are adjacent properties in the same zone that currently have residential use but they are all on upper floors as set up by the original urban renewal plan. There are also parcels within the immediate area that are zoned R-3, B-1 and B-3.

Staff requests a recommendation from the Commission that will be submitted to City Council for their consideration. Final approval of any re-zoning will have to take place at a public hearing of Council, the time and date of which will be set at the next regular Council meeting.

RECEIVED
NOV 13 2019

BY: CWG

CITY OF HURON
APPLICATION TO RE-DISTRICT PROPERTY
(Type or Print)

Date Received: _____

Location: 362 Main Street
Huron, Ohio 44839

Legal Description of Subject Property:
Previously submitted

Property Owner: Joanne M. Savage Trust dated 1994
Address: 1225 Marina Drive
Huron, Ohio

Applicant: (Name & Address - if different from the property owner)

Garry N. Savage
1225 Marina Drive
Huron, Ohio 44839

Current Zoning District of Subject Property: R-1 ☐ R-2 ☐ R-3 ☐

B-1 ☐ B-2 ☒ B-3 ☐

I-1 ☐ I-2 ☐

Other: _____

Proposed Zoning District of Subject Property:

R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ B-3 ☒

I-1 ☐ I-2 ☐

Other: _____

**CITY OF HURON
RE-DISTRICT APPLICATION**

Is the applicant represented by legal counsel? Yes ☐ No ☒

If Yes, Counsel's Name and Address: _____

Counsel's Contact Number: () - _____

~~Huron Riverview Condo Association~~ 362 Main Street
Property Location

Was a re-zoning request ever submitted for this property? Yes ☐ No ☒

If Yes, give date: _____

Owner or Authorized Representative: Garry N Savage

The following information must be attached to this application:

1. A map of the subject property. (Maximum size-11" x 17")
2. A map of the subject property in relation to the adjoining properties.
(Maximum size-11" x 17")
3. A complete list of the names and current address of all properties owners within 150' of the exterior boundaries of the subject property.
4. A letter, signed by the owner of the property, requesting the re-zoning, designating the current zoning district and the proposed zoning district.
5. A \$150.00 filing fee drafted to the City of Huron.

DO NOT WRITE BELOW THIS LINE

Date Completed Application Received: 11-13-19

Zoning Department Representative: CMG

Date Submitted to City Council: 11/26/19

Date Submitted to Planning Commission: _____



TO: Mayor Hardy and City Council
FROM: Andrew D. White, City Manager
RE: Proposed Amendments to Code Sections 1123.01 and 1123.02 –Set Public Hearing
DATE: January 24, 2020

Subject Matter/Background

The proposed amendments to zoning Sections 1123.01(a) and 1123.02(a) (R-1 and R-1A) were referred to the Planning Commission by Council on December 30, 2019. These amendments (copies are attached as Exhibit “A”) will allow transient rentals of residences with R-1 and R-1A designations. The Planning Commission has reviewed the proposed changes and recommends Council’s approval. A report of the Planning Commission’s recommendation is attached as Exhibit “B”.

Upon receipt of the recommendation, the Council must pass a motion setting the time and date to hold a public hearing on this matter at the regular Council meeting scheduled for March 10, 2020. Following the public hearing, Council will have final authority in the approval of any modifications to Sections 1123.01(a) and 1123.02(a).

Recommendation

At this time, the only necessary action to take is for a motion setting the time and date for the Public Hearing on proposed amendments to Code Sections 1123.01 and 1123.02 of the Codified Ordinances for March 10, 2020 at 6:30 pm.

ORDINANCE NO. 2020-

AN ORDINANCE AMENDING SECTION 1123.01(a), “R-1 ONE-FAMILY RESIDENCE DISTRICT,” AND SECTION 1123.02(a), “R-1-A ONE FAMILY RESIDENCE DISTRICT,” OF THE CODIFIED ORDINANCES OF THE CITY OF HURON TO ALLOW THE TRANSIENT RENTAL OF RESIDENTIAL PROPERTIES IN THE CITY.

WHEREAS, after recommendation by the Planning Commission, this Council desires to amend Sections 1123.01(a) and 1123.02(a) of the Codified Ordinances of the City of Huron to allow for the transient rental of residential properties in the City.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1. Section 1123.01(a), “R-1 One Family Residence District,” of the Codified Ordinances of the City of Huron is hereby amended to read as follows:

“1123.01 R-1 ONE-FAMILY RESIDENCE DISTRICT.

(a) Principal Permitted Uses. No building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses except as provided in Section 1121.07:

- (1) One-family detached dwellings.
- (2) Churches and other places of worship and Sunday school buildings located not less than twenty feet from any other lot in and R-District; schools and colleges for academic instruction, located not less than forty feet, and public libraries, public museums, public art galleries and similar public cultural uses, located not less than twenty feet from any other lot in any R-District; cemeteries.
- (3) Public parks, playgrounds, golf courses or country clubs, provided that any principal building used therefore shall be located not less than forty feet from any other lot in any R-District.
- (4) Nurseries, greenhouses, and general farming, not including commercial animal farms or kennels, provided any lot or tract in such use shall be not less than five acres in area and provide that any greenhouse heating plant or any building in which farm animals are kept shall be distant not less than 200 feet from every lot line.
- (5) Essential services as defined in Section 1121.04.

(6) Licensed adult family homes as defined in Ohio R.C. 3722.01.

(7) Transient Rental of any Dwelling Unit, Residential Premises, or any other residential property being utilized or otherwise made available for rent to Transient Guests.

(A) **"Residential Premises" means a dwelling unit for residential use and occupancy and the structure of which it is a part, the facilities and appurtenances unit, and the grounds, areas, and facilities for the use of tenants generally or the use of which is promised the tenant.**

(B) **"Transient Guests" means persons occupying a room or rooms, Dwelling Unit, Residential Premises or other property used for sleeping accommodations for less than 30 consecutive days."**

SECTION 2. Existing Section 1123.01(a), "R-1 One Family Residence District" of the Codified Ordinances of the City of Huron as it existed prior to the effective date of this Ordinance is hereby repealed.

SECTION 3. Section 1123.02(a), "R-1-A One Family Residence District," of the Codified Ordinances of the City of Huron is hereby amended to read as follows:

"1123.02 R-1-A ONE-FAMILY RESIDENCE DISTRICT.

(a) Principal Permitted Uses. No building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses, except as provided in Section 1121.07:

(1) One-family detached dwellings;

(2) Public parks and playgrounds;

(3) Churches and other places of worship and Sunday school buildings located no less than twenty feet from any other lot in any R District; and

(4) Transient Rental of any Dwelling Unit, Residential Premises, or any other residential property being utilized or otherwise made available for rent to Transient Guests, as those terms are defined in Section 1123.01(a)(7) of these Codified Ordinances."

SECTION 4. Existing Section 1123.02(a), "R-1-A One-Family Residence District," of the Codified Ordinances of the City of Huron as it existed prior to the effective date of this Ordinance is hereby repealed.

SECTION 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such

formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

SECTION 6 This Ordinance shall be in full force and effect from at the earliest date permitted by law.

Sam Artino, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____



TO: Mayor Artino and City Council
FROM: Doug Green, Zoning Administrator
RE: Planning Commission Recommendation- Zoning Code Amendments Sections 1123.01 & 1123.02
DATE: January 23, 2020

Subject Matter/Background

The Planning Commission reviewed the proposed changes to Sections 1123.01 and 1123.02 of the Zoning Code at their regular meeting of January 22, 2020. The summary and draft ordinance provided to the Planning Commission are attached for your reference.

The Planning Commission made the recommendation to Council that the proposed amendments be adopted, but also provided comments for addition language that will be forwarded to the Law Director to review.

At this time, the only action required is that City Council set the date for the required Public Hearing on the matter which must provide for a 30 notice in advance of the meeting. The recommended date for the hearing is March 10, 2020 at 6:30p.m. during a regular meeting of City Council.



TO: Chairman Boyle and Members of the Planning Commission
FROM: Doug Green, City Zoning Administrator
RE: Proposed amendment to code section 1123
DATE: January 22nd, 2020

Subject Matter/Background: Council has referred this matter to the commission for discussion and recommendation of potential changes to sections 1123.01 and 1123.02 of the zoning code.

Description of proposed code amendments:

City council and staff have been working on the final ratification and implementation of transient rental regulations. These regulations will implement a program in which renters of residential units will be required to register as renters with the City. The registration process will include the inspection of each rental unit to verify that acceptable life safety measures are in place, verification of acceptable living conditions and occupancy limits. Renters will then be issued a certification by the City that will be valid for one year. City council, staff and the building department are continuing to have ongoing discussions to further develop the registration process including discussion of registration fees, scheduling and timeline for inspections and the potential of hiring additional part or full-time staff to perform inspections.

During the legal review of these proposed changes, the City Law Director made note that our current code does not list transient rentals as an allowable use under the residential sections of the zoning code. Specifically, the code sections that list allowable uses within R-1 and R-1A single family residential zones. In order to proceed with the regulation of transient rentals, the existing code must first allow for rentals of residential units. The proposed changes that are attached are intended to correct this issue. Further zoning districts in our code, such as R-2, R-3 and business zones also do not list transient rentals as an allowable use but, however, are inclusive of any allowable use listed in the R-1 and R-1A sections, thus only these two sections require modification.

Staff Analysis:

As stated above, the proposed changes to our existing code are intended to allow for transient rentals as a conforming use within our residential districts. This is a use that has historically been occurring in residential properties throughout the city. There will be further discussion of the implementation of the rental regulation process with final implementation expected to take place later this year and the proposed code amendment is only the first step in that process.

Staff encourages Planning Commission recommendation of the proposed changes to City Council. Final discussion and approval will need to take place at a public hearing of City Council. The date and time of this hearing will be set at the next regular City Council meeting.