



William Biddlecombe **Joe Dike** **Sam Artino** **Monty Tapp** **Mark Claus** **Matt Grieves** **Joel Hagy**
Councilmember Councilmember Councilmember Mayor Vice-Mayor Councilmember Councilmember

CITY COUNCIL — REGULAR COUNCIL MEETING

Tuesday, November 8, 2022 @ 6:30 PM

City Council Chambers
417 Main Street
Huron, Ohio 44839

LIVESTREAM MEETING INFORMATION *This regular meeting of Council will be conducted in person in Council Chambers at Huron City Hall and live-streamed on the City of Huron's YouTube channel. The public is free to observe and hear the discussions and deliberations of all members of City Council via the following link:*
<https://www.youtube.com/channel/UCpRAV-AnmlA6lfukQzKakQg>

- 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**
 - III.a** Approval of the minutes of the October 11, 2022 regular Council meeting.
- 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**
 - V.a** Ordinance No. 2022-55 (third and final reading) *(submitted by Jason Gibboney)*
An ordinance amending and repealing Codified Ordinance Section 915.19 to establish new water rates effective January 1, 2023; repealing Codified Ordinance Section 915.20 relating to water for sprinkler systems; amending and repealing Codified Ordinance Section 915.21 relating to multiple users of meters; and repealing Codified Ordinance Section 915.22 relating to tank water sales.
- VI. New Business**
 - VI.a** Resolution No. 97-2022 *(submitted by Jason Gibboney)*
A resolution accepting grant funds in the amount of \$50,000 from the Ohio Environmental Protection Agency relating to the H2Ohio Lead Service Line Inventory and Mapping Grant Program.
 - VI.b** Resolution No. 98-2022 *(submitted by Stuart Hamilton)*
A resolution authorizing an agreement with OHM Advisors for the provision of engineering construction inspection services relating to the Sawmill Parkway Reconstruction Project.
 - VI.c** Resolution No. 99-2022 *(submitted by Doug Steinwart)*
A resolution authorizing an agreement with OHM Advisors for the provision of engineering survey, design and construction bidding services relating to the Fabens Park Tennis Court Renovation Project.
 - VI.d** Resolution No. 100-2022 *(submitted by Jason Gibboney)*
A resolution awarding the bid to Dimech Services Inc. for services to be provided relating to the Huron Water Filtration Plant Boiler Replacement Project.

VI.e Resolution No. 101-2022 (*submitted by Stuart Hamilton*)

A resolution authorizing an agreement with OHM Advisors for the provision of engineering design and bidding services relating to the 2023 Paving Program.

VI.f Ordinance No. 2022-59 (first reading) (*submitted by Erik Engle*)

An ordinance repealing Title 11 (Urban Renewal) within the Administrative Code of the City of Huron Codified Ordinances.

VI.g Motion

Motion setting a public hearing on an ordinance establishing a new Section 1126.18 (Solar Structures) under Chapter 1126 (Special Provisions) of the Planning and Zoning Code of the Codified Ordinances of the City of Huron for 6:30pm on December 13, 2022.

VII. City Manager's Discussion

VIII. Mayor's Discussion

IX. For the Good of the Order

X. Executive Session Executive session to consider the compensation of a public employee.

XI. Adjournment



TO: Mayor Tapp and City Council
FROM: Jason Gibboney
RE: Ordinance No. 2022-55 (third and final reading) *(submitted by Jason Gibboney)*
DATE: November 8, 2022

Subject Matter/Background

The last time the city carried out a water rate study was 2007, and implemented the last water rate increase in January of 2008. This current study brought many options from very passive to very aggressive, and many options in between. Over the 14 years since the last increase operating expenses have risen, many capital projects have been undertaken and general maintenance of the system costs have increased year on year. The city, due to a well managed water fund and additional sales of water have managed to keep water rates static. Unfortunately, this is no longer possible. If we stayed at the rates we currently charge, the water fund would be operating at a NET loss by 2025, and the fund itself would be in the red by 2028. This obviously is not sustainable.

The water rate study was presented to the utilities committee, and they voted to recommend options 3a and then 4 to Council. The study was then presented to the Finance Committee and they voted to recommend options 4 and then 3a to Council. The study was then presented to Council at a work session and Council directed staff to proceed with option 4, which is a 5% increase over 10 years, and a one time 3% increase to our high volume customers. The water fund will be managed on a constant basis, and a new water rate study carried out every three years to ensure rates are kept as low as possible while still ensuring the water fund is sustainable.

Other modifications contained within are repealing minimal charges for sprinkler systems. Repealing charges for Tank water sales as we no longer offer this service. Amending the wording of the section that refers to multiple units supplied by a single meter to remove vagueness and clarify existing processes.

Fees relating to placement of water shutoff door tags (\$25.00) and non-sufficient funds in the amount of \$50.00 have also been added.

Financial Review

The new water rate ordinance, if approved, will allow for the City to proceed with needed capital and maintenance of the City's water infrastructure, per the water rate study. The City's water utility funds (602, 603, and 604) will generate more revenue and allocate more budget specifically to capital projects and debt liabilities over the next 10 years.

Legal Review

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

Recommendation

If Council is in agreement with the request, a motion adopting Ordinance No. 2022-55 is in order.

[Ordinance No. 2022-55 Water Rate Ordinance.docx](#)

[Ordinance No. 2022-55 Exhibit A.pdf](#)

[Ordinance No. 2022-55 Exhibit B.pdf](#)

[Ordinance No. 2022-55 Exhibit C.pdf](#)

[Ordinance No. 2022-55 Exhibit D.pdf](#)

ORDINANCE NO. 2022-55

Introduced by Matt Grieves

AN ORDINANCE AMENDING AND REPEALING CODIFIED ORDINANCE SECTION 915.19 RELATING TO WATER RATES; REPEALING CODIFIED ORDINANCE SECTION 915.20 RELATING TO WATER FOR SPRINKLER SYSTEMS; AMENDING AND REPEALING CODIFIED ORDINANCE SECTION 915.21 RELATING TO MULTIPLE USERS OF METERS; AND REPEALING CODIFIED ORDINANCE SECTION 915.22 RELATING TO TANK WATER SALES.

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

SECTION 1. Codified Ordinance Section 915.19 WATER RATES shall be, and the same hereby is, amended to read in its entirety as follows:

“Section 915.19 WATER RATES.

Effective January 1, 2023 the following water rates shall be in effect:

(a) For water bills rendered on and after January 1st, 2023, the sum of the minimum water availability charge by meter size (this charge does not include any water usage) and the water usage rates (consumption) per 100 cubic feet (ccf), regardless of meter size, referenced in Appendix A will be invoiced every three (3) months.

(b) Non-resident water shall be supplied to customers residing outside the City Limits at the Non-Residents rate set forth in Appendix A, except in those areas covered by separate contracts.

(c) Door Tag Fee. A water bill becomes past due if not paid by the invoice due date. Twenty-one (21) days after this date, a notification (door tag) will be issued at the property notifying the occupant of intent to disconnect service if payment is not made. When a door tag is issued, the water account will be assessed a fee of Twenty-Five Dollars (\$25.00) to recover costs incurred by the City.

(d) Non-Sufficient Funds Fee. In the event a payment to the City is returned for any reason, a fee will be assessed to the water account in the amount of Fifty Dollars (\$50.00) to recover costs incurred by the City.”

SECTION 2. Codified Ordinance Section 915.19 WATER RATES, as the same previously existed (a copy of which is attached hereto as Exhibit A), shall be, and the same hereby is, repealed, and the provisions of this amending ordinance shall be effective as of the effective date of this Ordinance.

SECTION 3. Codified Ordinance Section 915.20 WATER FOR SPRINKLER SYSTEMS (a copy of which is attached hereto as Exhibit B) shall be, and the same hereby is, repealed in its entirety.

SECTION 4. Codified Ordinance Section 915.21 MULTIPLE USERS OF METERS shall be, and the same hereby is, amended to read in its entire as follows:

“Section 915.21 MULTIPLE USERS OF METERS.

Effective January 1, 2023, in the case of multiple units being supplied by a single water meter, where the water system is such that it is not possible to meter each dwelling, the owner shall be billed for all availability charges and water used in the building and shall be responsible for payment of all invoices for all water consumed. In this multiple units being supplied by a single meter scenario, the first line item on the invoice shall be an availability charge based on the actual size of the meter supplying the property, and the remaining line items on the invoice will be for the additional units charged at the “standard” availability charge which would be at the 5/8-3/4 meter size.

SECTION 5. Codified Ordinance Section 915.21 MULTIPLE USERS OF METERS, as the same previously existed (a copy of which is attached hereto as Exhibit C), shall be, and the same hereby is, repealed, and the provisions of this amending ordinance shall be effective as of the effective date of this Ordinance.

SECTION 6. Codified Ordinance Section 915.22 TANK WATER SALES (a copy of which is attached hereto as Exhibit D) shall be, and the same hereby is, repealed in its entirety.

SECTION 7. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in open meetings of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal actions were in compliance with all legal requirements.

SECTION 8. That this Ordinance shall take effect and be in force from and after the time period contained in Section 3.06 of the Charter of the City of Huron.

Monty Tapp, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____

APPENDIX A

Effective January 1, 2023 the following water rates shall be in affect

Meter Size (Inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$52.11	\$57.32
3/4	\$52.11	\$57.32
1	\$68.23	\$75.05
1 1/2	\$105.12	\$115.63
2	\$140.33	\$154.36
3	\$210.23	\$231.25
4	\$280.12	\$308.13
6	\$420.49	\$462.54
8	\$533.57	\$586.93
10	\$666.98	\$733.68
12	\$800.90	\$880.99

Unit of Consumption Rate per 100 cubic feet (ccf)		
	Residents	Non-Residents
	\$2.73	\$3.00

Effective January 1, 2024 the following water rates shall be in affect

Meter Size (Inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$54.72	\$60.19
3/4	\$54.72	\$60.19
1	\$71.64	\$78.80
1 1/2	\$110.38	\$121.42
2	\$147.35	\$162.09
3	\$220.74	\$242.81
4	\$294.13	\$323.54
6	\$441.51	\$485.66
8	\$560.25	\$616.28
10	\$700.33	\$770.36
12	\$840.95	\$925.05

Unit of Consumption Rate per 100 cubic feet (ccf)		
	Residents	Non-Residents
	\$2.87	\$3.16

Effective January 1, 2025 the following water rates shall be in affect

Meter Size (Inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$57.46	\$63.21
3/4	\$57.46	\$63.21
1	\$75.22	\$82.74
1 1/2	\$115.90	\$127.49
2	\$154.72	\$170.19
3	\$231.78	\$254.96
4	\$308.84	\$339.72
6	\$463.59	\$509.95
8	\$588.26	\$647.09
10	\$735.35	\$808.89
12	\$883.00	\$971.30

Unit of Consumption Rate per 100 cubic feet (ccf)

Residents	Non-Residents
\$3.01	\$3.31

Effective January 1, 2026 the following water rates shall be in affect

Meter Size (Inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$60.33	\$66.36
3/4	\$60.33	\$66.36
1	\$78.98	\$86.88
1 1/2	\$121.70	\$133.87
2	\$162.46	\$178.71
3	\$243.37	\$267.71
4	\$324.28	\$356.71
6	\$486.77	\$535.45
8	\$617.67	\$679.44
10	\$772.12	\$849.33
12	\$927.15	\$1,019.87

Unit of Consumption Rate per 100 cubic feet (ccf)

Residents	Non-Residents
\$3.16	\$3.48

Effective January 1, 2027 the following water rates shall be in affect

Meter Size (Inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$63.35	\$69.69
3/4	\$63.35	\$69.69
1	\$82.93	\$91.22
1 1/2	\$127.79	\$140.57
2	\$170.58	\$187.64
3	\$255.54	\$281.09
4	\$340.49	\$374.54
6	\$511.11	\$562.22
8	\$648.55	\$713.41
10	\$810.72	\$891.80
12	\$973.51	\$1,070.86

Unit of Consumption Rate per 100 cubic feet (ccf)

Residents	Non-Residents
\$3.32	\$3.65

Effective January 1, 2028 the following water rates shall be in affect

Meter Size (Inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$66.52	\$73.17
3/4	\$66.52	\$73.17
1	\$87.08	\$95.79
1 1/2	\$134.18	\$147.60
2	\$179.11	\$197.02
3	\$268.32	\$295.15
4	\$357.51	\$393.26

6	\$536.67	\$590.34
8	\$680.98	\$749.08
10	\$851.26	\$936.39
12	\$1,022.19	\$1,124.41

Unit of Consumption Rate per 100 cubic feet (ccf)

Residents	Non-Residents
\$3.49	\$3.84

Effective January 1, 2029 the following water rates shall be in affect

Meter Size (Inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$69.85	\$76.84
3/4	\$69.85	\$76.84
1	\$91.43	\$100.57
1 1/2	\$140.89	\$154.98
2	\$188.07	\$206.88
3	\$281.74	\$309.91
4	\$375.39	\$412.93
6	\$563.50	\$619.85
8	\$715.03	\$786.53
10	\$893.82	\$983.20
12	\$1,073.30	\$1,180.63

Unit of Consumption Rate per 100 cubic feet (ccf)

Residents	Non-Residents
\$3.66	\$4.03

Effective January 1, 2030 the following water rates shall be in affect

Meter Size (Inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$73.34	\$80.67
3/4	\$73.34	\$80.67
1	\$96.00	\$105.60
1 1/2	\$147.93	\$162.72
2	\$197.47	\$217.22
3	\$295.83	\$325.41
4	\$394.16	\$433.58
6	\$591.68	\$650.85
8	\$750.78	\$825.86
10	\$938.51	\$1,032.37
12	\$1,126.97	\$1,239.67

Unit of Consumption Rate per 100 cubic feet (ccf)

Residents	Non-Residents
\$3.84	\$4.22

Effective January 1, 2031 the following water rates shall be in affect

Meter Size (Inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$77.01	\$84.71

3/4	\$77.01	\$84.71
1	\$100.80	\$110.88
1 1/2	\$155.33	\$170.86
2	\$207.34	\$228.07
3	\$310.62	\$341.68
4	\$413.87	\$455.26
6	\$621.26	\$683.39
8	\$788.32	\$867.15
10	\$985.44	\$1,083.98
12	\$1,183.32	\$1,301.65

Unit of Consumption Rate per 100 cubic feet (ccf)

Residents	Non-Residents
\$4.03	\$4.43

Effective January 1, 2032 the following water rates shall be in affect

Meter Size (Inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$80.86	\$88.95
3/4	\$80.86	\$88.95
1	\$105.84	\$116.42
1 1/2	\$163.10	\$179.41
2	\$217.71	\$239.48
3	\$326.15	\$358.77
4	\$434.56	\$478.02
6	\$652.32	\$717.55
8	\$827.74	\$910.51
10	\$1,034.71	\$1,138.18
12	\$1,242.49	\$1,366.74

Unit of Consumption Rate per 100 cubic feet (ccf)

Residents	Non-Residents
\$4.23	\$4.65

915.19 WATER RATES.

Effective January 1, 2008 the following water rates shall be in effect:

- (a) For water bills rendered on and after January 1, 2008, a minimum water availability charge by meter size shall be made per quarter to customers: as follows:

Meter Size (inches)	Availability Charge	
	Residents	Non-Residents
5/8 x 3/4	\$49.63	\$54.60
3/4	49.63	54.60
1	64.98	71.47
1 1/1	100.11	110.11
2	133.65	147.02
3	200.22	220.25
4	266.78	293.45
6	400.47	440.52
8	508.16	557.87
10	635.22	698.73
12	762.76	839.03

The minimum water availability charge does not include any water usage.

- (b) For water bills rendered on and after January 1, 2008, the rate for water consumed, in addition to the water availability charge set forth above, shall be two dollars and sixty cents (\$2.60) per 100 cubic feet, regardless of meter size.
- (c) Non-resident water shall be supplied to customers residing outside the City limits at ten percent (10%) above City rates, except in those areas covered by separate contracts. (Ord. 2007-28. Passed 12-11-07.)

915.20 WATER FOR SPRINKLER SYSTEMS.

Unmetered water services for sprinkler systems installed for the purpose of fire protection only shall pay the following annual rate on January 1, of each calendar year:

Size of Service Line (Inches)	Rate Per Year
2	\$8.40
2-1/2	11.55
3	15.75
4	31.50
6	63.00
8	105.00
10	131.25
12	157.50

The first year a customer places a sprinkler system into operation such customer shall pay one-twelfth of the above applicable rate for each month or part thereof that such system is installed prior to December 31 of the year of installation, payable in advance.

(Ord. 1993-15. Passed 12-13-93.)

915.21 MULTIPLE USERS OF METERS.

In the case of a double house, duplex, apartment, etc., where the water system is such that it is not possible to meter each user, the landlord shall be billed for all water used in the building and shall be responsible for all bills.

In the event that more than one living unit is furnished water service through one meter, the billing of the quantity of water furnished through such meter shall be calculated as though each living unit had its own water meter. (Ord. 1983-32. Passed 12-5-83.)

915.22 TANK WATER SALES.

Effective January 1, 1995, the charge for all tank sales of water from the water filtration plant shall be fifty cents (\$.50) for each 100 gallons.

(Ord. 1994-35. Passed 12-19-94.)



TO: Mayor Tapp and City Council
FROM: Jason Gibboney
RE: Resolution No. 97-2022 (*submitted by Jason Gibboney*)
DATE: November 8, 2022

Subject Matter/Background

This legislation is to accept grant funds in the amount of \$50k from the Ohio EPA. There is no local match on this grant and therefore there is no budgetary impact. The grant revolves around the new Ohio EPA requirement that all system service lines be materially identified on both the private and public side of the utility. These funds will allow the city to build a GIS application to map our service lines and purchase equipment that will enable staff to accurately map this infrastructure. We are appreciative of our partners at the Ohio EPA for their continued support.

Financial Review

There is no budgetary impact to the City. The grant revenue and expenditures will be accounted for in the City's Water Fund.

Legal Review

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

Recommendation

If Council is in agreement with the request, a motion adopting Resolution No. 97-2022 is in order.

[Resolution No. 97-2022 Ohio EPA H2Ohio Lead Service Line Inventory & Mapping Grant Award.doc](#)
[Resolution No. 97-2022 Exhibit A EPA H2Ohio Lead Service Line Inventory & Mapping Grant Award.pdf](#)

RESOLUTION NO. 97-2022

Introduced by Joe Dike

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE GRANT AWARD AND ENTER INTO A GRANT AGREEMENT WITH THE OHIO ENVIRONMENTAL PROTECTION AGENCY FOR AN H2OHIO LEAD SERVICE LINE INVENTORY AND MAPPING GRANT IN THE AMOUNT OF FIFTY THOUSAND AND XX/100 DOLLARS (\$50,000.00)

WHEREAS, Council previously adopted Resolution No. 94-2022 on October 11, 2022 authorizing submission of a grant agreement to the Ohio Environmental Protection Agency (“Ohio EPA”) for an H2Ohio Lead Service Line and Mapping Grant;

WHEREAS, the Ohio EPA has awarded total grant funds in the amount of Fifty Thousand and 00/100 Dollars (\$50,000) to the City of Huron, which is the maximum amount public water systems can be awarded;

WHEREAS, grant funding is restricted to the activities related to identification, mapping, and integration of service line information into the public water system asset management program for future replacement of lead service lines.

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

SECTION 1. That the City Manager be, and he hereby is, authorized and directed to enter into a Grant Agreement with the Ohio Environmental Protection Agency for an H2Ohio Lead Service Line Inventory and Mapping Grant, which funds will be used to purchase service line identification equipment, in the amount of Fifty Thousand and 00/100 Dollars (\$50,000.00), and which agreement shall be in substantially 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 immediately upon its adoption.

Monty Tapp, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____



On October 25, 2022, Ohio Governor Mike DeWine announced \$2.4 million in H2Ohio assistance to help 53 public water systems and communities identify and map lead pipes. The below list of grant award winners was compiled by the Ohio Environmental Protection Agency. Members of the media with questions about specific projects should contact the entity receiving the award or Heidi Griesmer, Ohio EPA Deputy Director for Communication, at 614-644-2782.

Grant Award Winner	County (A-Z)	Grant Amount
City of Delphos	Allen/Van Wert	\$29,505
Butler County Water and Sewer	Butler	\$50,000
Village of Batavia	Clermont	\$50,000
City of Blanchester	Clinton	\$50,000
City of Wilmington	Clinton	\$7,000
Village of Leetonia	Columbiana	\$50,000
City of Columbiana	Columbiana	\$50,000
City of Defiance	Defiance	\$38,500
Del-Co Water Company	Delaware	\$49,994
City of Vermilion	Erie	\$33,650
City of Columbus	Franklin	\$50,000
City of Bexley	Franklin	\$50,000
Village of Middlefield	Geauga	\$50,000
Manchester Farms Water System	Geauga	\$24,120
Village of Byesville	Guernsey	\$16,500
City of Greater Cincinnati	Hamilton	\$50,000
City of Loveland	Hamilton	\$50,000
Reading City PWS	Hamilton	\$50,000
Indian Hill Water Works	Hamilton	\$38,000
City of Harrison	Hamilton	\$49,831
City of Wyoming	Hamilton	\$50,000
City of Huron	Huron	\$50,000
City of Jackson	Jackson	\$12,500
Jefferson County Water and Sewer - District A, O, & M	Jefferson	\$50,000
Village of Gambier	Knox	\$50,000
Village of Utica	Licking	\$50,000
City of Newark	Licking	\$50,000
Village of Lakeview	Logan	\$50,000
City of Elyria Water	Lorain	\$50,000
City of London	Madison	\$50,000

City of Youngstown	Mahoning	\$50,000
Greater Moraine PWS #1 South	Montgomery	\$49,880
Greater Moraine PWS #2 North	Montgomery	\$47,480
Village of New Concord	Muskingum	\$50,000
Village of Dresden	Muskingum	\$50,000
City of Port Clinton	Ottawa	\$50,000
Village of Lewisburg	Preble	\$45,000
Mansfield City	Richland	\$50,000
City of Ontario	Richland	\$31,000
Gibsonburg Village	Sandusky	\$22,400
City of Fremont	Sandusky	\$50,000
City of Fostoria	Seneca	\$49,500
Village of Fort Loramie	Shelby	\$23,000
City of Canal Fulton	Stark	\$50,000
City of Hubbard	Trumbull	\$49,621
City of Girard	Trumbull	\$50,000
Village of Newcomerstown	Tuscarawas	\$50,000
City of Belpre	Washington	\$50,000
Village of Lowell	Washington	\$50,000
Village of Matamoras	Washington	\$50,000
Village of Bradner	Wood	\$48,500
City of Galion	Wood	\$50,000
City of Bowling Green	Wood	\$50,000



TO: Mayor Tapp and City Council
FROM: Stuart Hamilton , Service Director
RE: Resolution No. 98-2022 (*submitted by Stuart Hamilton*)
DATE: November 8, 2022

Subject Matter/Background

This is the last piece of the costing puzzle for the Sawmill Parkway Reconstruction Project. Construction Inspection can be the most important part of a project such as this. This will be a complex project with road and utility work, as well as a very fluid maintenance of traffic plan to ensure our stakeholders on the Parkway continue to operate throughout. This project is estimated to be a 46-week project. The actual construction services (Task#176) will be billed at an hourly rate, not to exceed \$289,900. The total of the proposal is a not to exceed number of \$302,400.

As a reminder, this is a fully funded project thanks to our partners at EDA, Jobs Ohio, ODOT and OPWC.

Financial Review

This inspection contract will be tracked with the total cost of the Sawmill Parkway Improvements project in the City's Capital Improvement Fund (Fund 401). Federal and State grants will reimburse the City for the total cost of OHM's inspection contract.

Legal Review

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

Recommendation

If Council is in agreement with the request, a motion adopting Resolution No. 98-2022 is in order.

[Resolution No. 98-2022 OHM Inspection Services Sawmill Parkway.doc](#)

[Resolution No. 98-2022 Exhibit A OHM Inspection Services Sawmill Parkway.pdf](#)

RESOLUTION NO. 98-2022

Introduced by Sam Artino

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL AND ENTER INTO AN AGREEMENT WITH OHM ADVISORS FOR ENGINEERING CONSTRUCTION INSPECTION SERVICES RELATED TO THE SAWMILL PARKWAY RECONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED THREE HUNDRED TWO THOUSAND FOUR HUNDRED AND 00/100 DOLLARS (\$302,400.00)

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

SECTION 1. That the City Manager shall be, and he hereby is, authorized and directed to accept the proposal and enter into an agreement with OHM Advisors for engineering construction inspection services for the Sawmill Parkway Reconstruction Project in an amount not to exceed Three Hundred Two Thousand Four Hundred and 00/100 Dollars (\$302,400.00), which agreement shall be in 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.

Monty Tapp, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____

October 26, 2022

City of Huron
Stuart Hamilton, Service Director
417 Main Street
Huron, OH 44839

RE: Sawmill Parkway, Construction Services
Location: Huron, OH
Proposal #22264

Dear Mr. Hamilton:

The following scope of services, price proposal, and project schedule which 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 Understanding	2
Scope of Services - Construction Services Tasks	2
Price Proposal.....	3
Compensation	3
Anticipated Project Schedule	3
Clarifications and Assumptions.....	4
Client Responsibilities	4
Terms & Conditions.....	4

Sincerely,
OHM Advisors



Thomas Tucker, PE, PS
Manager of Akron
Thomas.tucker@ohm-advisors.com
D: 330.913.1063



Russ Critelli, PE, PMP
Principal
Russ.critelli@ohm-advisors.com
C: 216.704.4025

Authorization to Proceed

Signature

Date

Printed Name

Title



Project Understanding

This project involves a complex maintenance of traffic plan that will require additional coordination and cooperation with the contractor, local businesses and city administration.

Scope of Services - Construction Services Tasks

Task #175 Pre-Construction Services

- The following services are included in the fee shown:
 - Obtain signatures on work agreements
 - Oversee pre-construction meeting
 - Coordination with Contractor, City Administration, Utilities, Safety Forces, Residents, and Businesses
 - Personnel coordination to respond to the project schedule
 - Perform shop drawing reviews for materials and supplies and communicate revisions/approvals with contractor
 - Review contractual items
 - Distribution of documents/information (meeting records)

Task #176 Construction Services

- The following services are included in the fee shown:
 - Coordination with Contractor, City Administration, Utilities, Safety Forces, Residents, and Businesses
 - Prepare daily inspection reports
 - Daily review of the installation, maintenance, and phasing of the maintenance of traffic plan
 - Hold regular progress meetings with contractor to review past work and discuss future schedule of work
 - Oversee inspection and testing services
 - Provide responses to RFIs (request for information) from contractor
 - Review of pay requests and recommendations for payment
 - Negotiation of Change Orders
 - Prevailing Wage Verification
 - Coordination of Funding Reimbursements
 - Staffing will include the following:
 - Construction Inspector: On-Site during all working hours of construction
 - Field Client Representative: On-site weekly reviews with construction inspector, and Off-Site Coordination via phone with Inspector, Contractors, Owner and Construction Manager
 - Construction Manager: On-site Reviews as needed/Off-Site Coordination with Inspector, Contractors, and Owner where possible via phone to control costs
 - Construction Engineer: Involved on an as-needed basis to facilitate field decisions and design-related issues.
 - Construction Administrative Assistant: Coordination of all documentation from pre-construction, contracts, pay requests, and close-out documents.
 - Typical Weekly Staffing:
 - Construction Inspector:
 - Field Client Representative
 - Construction Manager:



- Construction Engineer:
- Construction Admin:
- Total Cost is therefore directly related to the time duration of the construction project.

Task #177 Post-Construction Services

- The following services are included in the fee shown:
 - Review of final construction with contractor and Owner
 - Preparation, distribution, and approval of final punch list
 - Review of As-Built Drawings
 - Maintenance Bond Coordination
 - Lien releases, payments, and final acceptance

Price Proposal

<i>#</i>	<i>Construction Services Tasks</i>	<i>Fee</i>
<i>Task #175</i>	<i>Pre-Construction Services</i>	<i>\$ 5,000</i>
<i>Task #176</i>	<i>Construction Services*</i>	<i>\$ 289,900</i>
<i>Task #177</i>	<i>Post Construction Services</i>	<i>\$ 7,500</i>
	<i>Grand Total =</i>	<i>\$ 302,400</i>

*Based on estimated construction schedule (46) forty-six weeks

Compensation

The price proposal above will be billed as a mixed fee project with the following breakdown:

- Construction Tasks will be billed as follows
 - *Task #175 & Task #177 will be billed as a fixed fee*
 - *Task #176 will be billed at the Standard Hourly Rates.*
 - Fee shown represents (46) forty-six weeks (230 working days) of full-time Construction Services per the Contractor's anticipated work schedule.

Anticipated Project Schedule

Construction Tasks: December 2022 through November 2023



Clarifications and Assumptions

- Our Proposal was prepared based on the following assumptions:
 - As authorized by the City OHM Advisors will negotiate an amendment with the City of Huron. Examples of additional labor effort:
 - Contractor's work schedule exceeds the number of weeks shown above
 - Contractor is granted extra time (time extension) to complete the project.
 - Contractor is awarded a change order for additional work or changed work conditions.
 - **OHM Advisors will not proceed with additional services without written authorization to proceed from the City of Huron.**
 - Meetings shall be conducted in accordance with the Scope of Services as described herein. Additional meetings, not described within our Scope of Services, shall be considered additional services and will be billed on an hourly basis under the Additional As-Needed Services Allowance upon agreement with the City of Huron.

Client Responsibilities

- City of Huron will provide a single point of contact to OHM Advisors who is knowledgeable about the project needs and desired outcomes
- City of Huron will provide the following, if available, to assist us with the project: (prior as-builts and existing plans, plat maps, site surveys indicating site boundaries, existing topography, access to structures, easements and utility line information, utility availability, building information, etc.)

Terms & Conditions

The Terms and Conditions contained in the Annual Engineering contract per resolution number 5-2021 shall also apply to this contract.

OHM ADVISORS 2022 HOURLY RATE SCHEDULE

Professional Engineer IV / Architect IV / Senior Interior Designer IV	\$188.00
Professional Engineer III / Architect III / Senior Interior Designer III	\$170.00
Professional Engineer II / Architect II / Senior Interior Designer II	\$155.00
Professional Engineer I / Architect I / Senior Interior Designer I	\$145.00
Project Specialist II	\$160.00
Project Specialist I	\$130.00
Graduate Engineer IV	\$145.00
Graduate Engineer III	\$140.00
Graduate Engineer II	\$135.00
Graduate Engineer I	\$125.00
Graduate Architect III / Landscape Architect III / Interior Designer III	\$138.00
Graduate Architect II / Landscape Architect II / Interior Designer II	\$115.00
Graduate Architect I / Landscape Architect I / Interior Designer I	\$105.00
Technician IV	\$143.00
Technician III	\$125.00
Technician II	\$108.00
Technician I	\$87.00
Engineering / Architectural / Interior Design Aide	\$70.00
Professional Surveyor III	\$162.00
Professional Surveyor II	\$150.00
Professional Surveyor I	\$135.00
Graduate Surveyor	\$120.00
Surveyor III	\$120.00
Surveyor II	\$110.00
Surveyor I	\$90.00
Surveyor Aide	\$70.00
Planner IV	\$160.00
Planner III	\$144.00
Planner II	\$120.00
Planner I	\$105.00
Planner Aide	\$70.00
Graphic Designer	\$110.00
Administrative Support	\$80.00
Clerical Aide	\$68.00
Principal	\$215.00
Sr. Associate	\$198.00
Associate	\$187.00



TO: Mayor Tapp and City Council
FROM: Doug Steinwart
RE: Resolution No. 99-2022 (*submitted by Doug Steinwart*)
DATE: November 8, 2022

Subject Matter/Background

This project is a renovation of the existing five (5) tennis courts in place. This will consist of new surfacing, perimeter fencing, new net systems, addition of drainage systems to protect the investment and striping. The intention is to complete this project in 2023. These courts will look and feel brand new. The expected estimated budget cost for this project with design, construction and construction inspection is approximately \$411,500. This legislation is to approve just the design and bidding portion of the project with an amount not to exceed \$35,000.

Financial Review

The Fabens Tennis Court project was included will be funded through contributions from the Township, City, and Huron Joint Recreation District. The City will account for this project out of the Capital Equipment Fund (Fund 403).

Legal Review

The matter has been reviewed, follows normal administrative procedure and is properly before

Recommendation

If Council is in agreement with the request, a motion adopting Resolution No. 99-2022 is in order.

[Resolution No. 99-2022 OHM Design & Bid Fabens Tennis Courts Construction.doc](#)
[Resolution No. 99-2022 Exhibit A OHM Design & Bid Fabens Park Tennis Courts.pdf](#)

RESOLUTION NO. 99-2022

Introduced by Matt Grieves

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL AND ENTER INTO AN AGREEMENT WITH OHM ADVISORS FOR ENGINEERING SURVEY, DESIGN AND BIDDING SERVICES RELATED TO THE FABENS PARK TENNIS COURT RENOVATION PROJECT IN AN AMOUNT NOT TO EXCEED THIRTY-FIVE THOUSAND AND 00/100 DOLLARS (\$35,000.00)

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

SECTION 1. That the City Manager shall be, and he hereby is, authorized and directed to accept the proposal and enter into an agreement with OHM Advisors for engineering survey, design and bidding services for the Fabens Park Tennis Court Renovation Project in an amount not to exceed Thirty-Five Thousand and 00/100 Dollars (\$35,000.00), which agreement shall be in 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.

Monty Tapp, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____



November 1, 2022

Stuart Hamilton
Service Director
City of Huron
417 Main Street
Huron, OH 44839

RE: **Faben Park Tennis Court Renovations**
Proposal # 22257

Dear Mr. Hamilton:

OHM Advisors (OHM, Consultant) is excited to see the Fabens Park improvements nearly coming to completion. The tennis court improvements will be one of the final steps in upgrading the park to one that serves the broad needs of the community and surrounding region. We have prepared this letter proposal based on the information provided and discussions with the City of Huron (City, Client) staff. Based on our discussions of the proposed scope, this proposal represents our understanding of the project, with work plan, schedule, and cost of services.

Project Understanding

We understand the project will consist of renovating the (5) existing tennis courts, with new surfacing, perimeter fencing, net systems, drainage improvements, pedestrian connections, athletic surfacing, and court striping, including striping (2) of the tennis courts to include pickleball. Renovating the courts in place results in minimal earth disturbance (less than 1 acre) where a NPDES construction site stormwater permit and stormwater management is not required.

Work Plan

Task #1: Topographic Survey, if authorized

- Limits of Survey: As shown on Exhibit 'A': Project Limits.
- Project Control and Benchmarks:
 - ▼ GPS Site Control Points: Ohio State Plane Coordinate System, North Zone, (2011)
 - ▼ Vertical Benchmarks: North American Vertical Datum of 1988 (NAVD 88)
- Existing Planimetric and Topographic Features:
 - ▼ Curb, walk, hardscape locations and material, walls, buildings / structures.
 - ▼ Vegetation: Trees (larger than 12" in wooded areas), stumps, shrubs / shrub beds, brush lines, wood lines, and landscaped areas.
- Site Utility Survey:
 - ▼ Field observation: Lines marked by OUPS (OHM will contact OUPS), utility poles, overhead wires, valves, hydrants, maintenance holes, pull boxes, cleanouts, drainage structures, and sewer inverts.
 - ▼ Record Plan Information
 - Obtained from provided construction or as-built drawings.
 - Obtained from design OUPS ticket.
 - Scaled and "best-fit" into the survey base map.
- Property Line Verification (this work will be performed presuming the current deeds and survey drawings provided by the client are correct. A boundary survey and new legal description as defined by Ohio Administrative Code (OAC) 4733-37 are not required):



- ▶ Review the existing deeds and/or survey drawings provided by the client.
- ▶ Recover the existing boundary monuments noted in the deeds and/or survey drawings. Set wood lath near or on the recovered monuments.
- Meetings:
 - ▶ None.
- Deliverables:
 - ▶ Existing Conditions survey in both AutoCAD Civil 3D 2018 and PDF formats for use in the design.

Task #2: Construction Documents

- Create construction document set that will meet the requirements for necessary permits and detail the requirements for construction of the improvements. The documents will illustrate and describe the scope, relationships, forms, sizes, quantities, finishes, and appearance by means of plans, elevations, sections and/or construction details, including specifications that identify major systems, materials, quality levels, and quantities. The drawings will include:
 - ▶ Title Sheet
 - ▶ Removal Plan
 - ▶ Site Plan
 - ▶ Grading Plan, as required
 - ▶ Storm Sewer Construction Details and Specifications, as required
 - ▶ Sediment and Erosion Control
 - ▶ Planting Plan
 - ▶ Site Details
- Technical specifications.
- Provide cost estimate & unit price tabulation:
 - ▶ Determine estimated quantities for construction
 - ▶ Estimate construction costs for use with public bidding requirements
 - ▶ Tabulate unit prices, for inclusion in project manual.
- Prepare project manual and bid book for public bidding.
- Meetings:
 - ▶ 2) in-person and (2) virtual review meetings with City.
- Deliverables:
 - ▶ 100% construction & bidding drawings, and project manual and bid book, for (1) public bid, (bid-build project delivery method.)

Task #3: Bidding Documents & Contract Documents

- Body of text Bid document reproduction, distribution, and tracking will be via third party print shop.
- Attend pre-bid meeting, answer bidding requests for information (RFI's), and prepare clarification documents.
- Tabulate, review, and evaluate bids, confirm bid bonds, and make recommendation to the City of Huron.
- Meetings:
 - ▶ (1) Pre-Bid Meeting
- Deliverables:
 - ▶ Bid tabulation and bid recommendation letter in PDF format.
- 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)



Compensation and Schedule

The fee proposal below shall be completed on a fixed fee basis. (Hourly, not to exceed)
OHM Advisors will provide the above-outlined professional services. A detailed project schedule, including anticipated bidding will be provided upon the execution of the contract.

Task	Compensation	Task Duration
Task 1 – Topographic Survey, if authorized	\$5,000	2-3 Weeks
Task 2 – Construction Documents	\$25,000	4-8 Weeks
Task 3 – Bidding Documents	\$5,000	4-6 Weeks
Total:	\$35,000	

Clarifications and Assumptions

- The Standard Terms and Conditions contained in the Annual Engineer contract per resolution 05-2021 shall also apply to this contract.
- Construction administration and inspection fee is not provided within this scope of services. Once the project construction scope of work, including the bidding and construction schedule has been defined, OHM can provide a scope of service fee for Construction administration and inspection.
- All other work not listed above is excluded from this proposal but can be added as an additional service, if requested.
- If additional labor effort is required, due to additional meetings not described in the Work Plan, change in schedule, Client-directed changes to the design that are departures from the design direction or scope of work and require rework of information completed in previous submissions, OHM Advisors will negotiate an amendment with the Client for additional services. OHM will not proceed with additional services, without written authorization to proceed from the Client.
- All deliverables will be submitted electronically in CADD, GIS, and/or PDF format, as applicable.
- Force Majeure: In the event either party is delayed or prevented from performing this Agreement due to any cause beyond its reasonable control, including but not limited to, strike, labor or civil unrest or dispute, embargo, blockage, work stoppage, protest, pandemics, or acts of God, such delay shall be excused during the continuance of such delay, and the period of performance shall be extended to such extent as may be reasonable to perform after the cause of delay has been removed. In the event any such delay continues for a period of more than thirty (30) days, either party may terminate the Agreement upon written notice to the other party. In the event of any such termination, The Owner shall pay OHM for work performed through the effective date of termination.



Authorization and Acceptance

Thank you for giving us the opportunity to be of service! If this proposal is acceptable to you, your signature on this letter, with a copy returned to us will serve as our authorization to proceed. Upon execution, this Proposal, the Standard Terms and Conditions contained in the Annual Engineer contract will form our agreement. This proposal is valid for 30 days.

If you have any questions or comments, please contact me at 216.339.7412 or Jeremy.hinte@ohm-advisors.com. We look forward to working with you on this project.

Sincerely,

OHM Advisors

Jeremy Hinte, PLA, ASLA, Project Manager
Jeremy.hinte@ohm-advisors.com
D: 216.865.1337 C: 216.339.7412

Russ Critelli, PE, PMP, Principal
Russ.Critelli@ohm-advisors.com
C: 216.704.4025

Authorization to Proceed:

Signature

Date

Printed Name

Title

Attachments: Exhibit 'A': Project Limits



TO: Mayor Tapp and City Council
FROM: Jason Gibboney
RE: Resolution No. 100-2022 (*submitted by Jason Gibboney*)
DATE: November 8, 2022

Subject Matter/Background

This resolution requests award of an invitation to bid for the Huron Water Filtration Plant Boiler Replacement Project to Dimech Services Inc. in an amount not to exceed \$74,500.00. The Huron Filtration Plant currently has (3) hot water boilers for heating a majority of the facility during winter months. As of recent years the current units have had significant failures, resulting in some or all of the units out of service during crucial months of operation. At this time only one of the three units is operable and it is highly unlikely it will remain operable through the winter season. Given the state of the current three units and the investment required to make them operable, staff has instead decided to solicit competitive bids for the complete replacement of the current with new boilers. Bids were received and opened publicly on September 30th, 2022 with two bids receipted. Dimech Services Inc. was the lowest and best bid at \$74,500.00 with the second bid being Boiler Specialists at \$142,779.00. Copies of both bids are attached hereto as Exhibit 1. The requested award will replace our existing three boilers with two larger units capable of meeting or exceeding total BTU's of the present system. Also included in the cost is all materials and labor needed to remove the current units and install new. This expense was included in the Land and Building Improvement Account (603-9501-55102).

Financial Review

The City's Water Utility revenue can support this expense and will be paid out of the Water Capital Project Fund (Fund 603)

Legal Review

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

Recommendation

If Council is in agreement, a motion adopting Resolution No. 100-2022 is in order.

[Resolution No. 100-2022 Exhibit 1 WTP Boiler Bids.pdf](#)
[Resolution No. 100-2022 WTP Boiler Replacement Bid Award.doc](#)
[Resolution No. 100-2022 Exhibit A Dimech Services Inc.pdf](#)



Rec'd
9/30/22
0725
JMG

City of Huron
10 Waterworks Drive
Huron, OH 44839

Bid Due Date	9/30/2022
Project Name	WTP Boiler Replacement
Project Location	Huron Water Plant

PROJECT DESCRIPTION:

The project includes the removal, replacement, and installation of the boiler heating system at the Huron Water Filtration Plant. The current three (3) wall mounted boilers will be removed by the contractor and replaced by wall or floor mounted boilers capable of producing at minimum the same total BTU heating capacity as the sum of the existing three boilers. All fittings, components, and parts necessary to complete this removal and installation shall be included in the bid cost. Existing piping and unit heaters throughout the facility to remain and are not part of this project.

A walkthrough of the facility will take place on Wednesday, August 31st at 12:00pm.

SUBMITTED BY (Contractor)

Company Name: Dimech Services inc.
Company Address: 5505 enterprise blvd. Toledo OH 43612
Company Telephone: 419 727-0111
Primary Contact Name: Merz Little
Primary Contact Email: mlittle@dimech.com

Having inspected the site and the conditions affecting or governing the construction and completion of said project, the undersigned being totally familiar with the location and scope of work described proposed to furnish all materials, labor, equipment, supervision, and insurance to complete said work.

Bid Response Description: *See attached.*

Bid Response Cost Breakdown:

Materials and equipment:

Labor:

Miscellaneous

Bid Total:

\$ 59,280. ⁰⁰
\$ 13,920. ⁰⁰
\$ 1,300. ⁰⁰
\$ 74,500. ⁰⁰

All construction work at the City of Huron is Tax Exempt.

All bids are subject to Ordinance 2022-22, Local Preference. See exhibit A.

SIGNATURE PAGE:

Signature:

Date:

Signatory Title:


9/30/22
President



Fire-Tube

September 19, 2022

City of Huron
10 Waterworks Drive
Huron OH 44839

Re: Replacement of 3- wall mounted heating boilers (SB22150)

Thank you for selecting Dimech Services for all of your mechanical and plumbing needs. We are pleased to submit for your approval our proposal for the below detailed services. We look forward to this opportunity to provide you with continued exceptional service.

Equipment to be serviced: Replacement of 3- wall mounted heating boilers with 2- floor set Lochinvar Boilers (THERE ARE NO CONTROLS INCLUDED IN THIS PRICE. THE BOILERS DO HAVE LEAD LAG COMMUNICATIONS)

Labor to be performed:

- Demo old boilers and dispose of them
- Install 2- new 97.5% Thermal Eff. Lochinvar boilers
- Install all piping, drill new holes for flue pipes, fire up new boilers

Materials required:

- 2- Lochinvar FTX600N 97.5%
- 1- Grundfos GSPA-3 air separator
- 1- Grundfos GNTA-100-99426727 expansion tank
- All necessary piping and wiring to complete job

Our price to complete this project is **SEVENTY FOUR THOUSAND FIVE HUNDRED DOLLARS (\$74,500.00)**. This price does not include tax.

All work is to be completed Monday through Friday 7:00 am to 4:00 pm, excluding holidays. Due to the rising cost of materials, if this quote is not accepted within 15 days, pricing may have to be adjusted. The preferred method of payment is ACH or check. There is an additional 5% charge above the quoted price for payments made by credit card.

If there is any potential asbestos found during the scope of the work being performed, the work will stop and the material in question will be tested at the expense of the customer. If the subject of concern is found to be asbestos and abatement is required to continue the work, that cost will also be incurred by the customer. The customer reserves the right to have any

5505 enterprise blvd.

toledo, ohio 43612

Page 1 | 2
419-727-0111

mechanical contracting • plumbing/piping • HVAC • shop fabrication
fax no. (419) 727-0145 www.dimech.com

Ohio License #12033

equal opportunity employer

Michigan License #8001075



abatement company remove known asbestos from the job site. This applies unless otherwise specified in the scope of the work.

Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra service charge over and above the given estimate.

Thank you for the opportunity to provide you with a quotation for this project. To approve this work please sign below and email to mlittle@dimech.com.

Respectfully Submitted,

Merz Little

Merz Little

Service Department Manager

Approved by Signature

Date

P.O. Number

5505 enterprise blvd.

toledo, ohio 43612

Page 2 | 2
419-727-0111

mechanical contracting • plumbing/piping • HVAC • shop fabrication
fax no. (419) 727-0145 www.dimech.com

Ohio License #12033

equal opportunity employer

Michigan License #8001075



Rec'd
9/30/22
0830
JLG

City of Huron
10 Waterworks Drive
Huron, OH 44839

Bid Due Date	9/30/2022
Project Name	WTP Boiler Replacement
Project Location	Huron Water Plant

PROJECT DESCRIPTION:

The project includes the removal, replacement, and installation of the boiler heating system at the Huron Water Filtration Plant. The current three (3) wall mounted boilers will be removed by the contractor and replaced by wall or floor mounted boilers capable of producing at minimum the same total BTU heating capacity as the sum of the existing three boilers. All fittings, components, and parts necessary to complete this removal and installation shall be included in the bid cost. Existing piping and unit heaters throughout the facility to remain and are not part of this project.

A walkthrough of the facility will take place on Wednesday, August 31st at 12:00pm.

SUBMITTED BY (Contractor)

Company Name:

Boiler Specialists Inc

Company Address:

1669 MERWIN AVE, CLEVELAND, OH 44113

Company Telephone:

(216) 251-5151

Primary Contact Name:

JEFF SCHULLER (216) 401-2463 cell

Primary Contact Email:

JSCHULLER@BOILER-SPECIALISTS.COM

Having inspected the site and the conditions affecting or governing the construction and completion of said project, the undersigned being totally familiar with the location and scope of work described proposed to furnish all materials, labor, equipment, supervision, and insurance to complete said work.

Bid Response Description:

SEE QUOTES SA 086-22 and SA087-22
FOR PROPOSED SOLUTIONS.

Bid Response Cost Breakdown:

Materials and equipment:
Labor:
Miscellaneous
Bid Total:

SA086-22 (OPTION 1)	SA087-22 (OPTION 2)
\$76,234	\$60,914
\$95,276	\$81,865
\$171,510	\$142,779

All construction work at the City of Huron is Tax Exempt.

All bids are subject to Ordinance 2022-22, Local Preference. See exhibit A.

SIGNATURE PAGE:

Signature:

Date:

Signatory Title:

ASchuller
9/30/22
Sales Engineer

Fire-Tube

RESOLUTION NO. 100-2022

Introduced by Joel Hagy

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND ENTER INTO AN AGREEMENT WITH DIMECH SERVICES INC. FOR SERVICES TO BE PROVIDED RELATING TO THE HURON WATER FILTRATION PLANT BOILER REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED SEVENTY-FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$74,500.00)

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

SECTION 1. That the City Manager shall be, and he hereby is, authorized and directed to accept the proposal and enter into an agreement with Dimech Services Inc. for services to be provided relating to the Huron Water Filtration Plant Boiler Replacement Project in an amount not to exceed Seventy-Four Thousand Five Hundred and 00/100 Dollars (\$74,500.00), which agreement shall be substantially in the form attached hereto as Exhibit "A" and incorporated herein by reference.

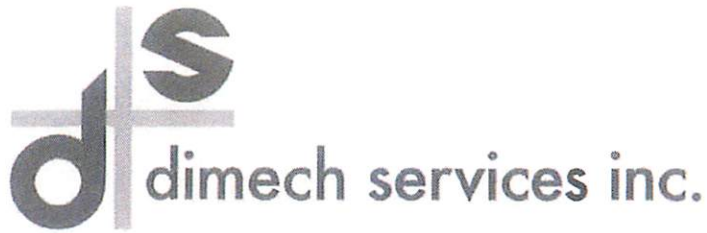
SECTION 2. That this Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and of its Committees, if any, which resulted in formal action, were taken in meetings 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.

Monty Tapp, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____



Fire-Tube

September 19, 2022

City of Huron
10 Waterworks Drive
Huron OH 44839

Re: Replacement of 3- wall mounted heating boilers (SB22150)

Thank you for selecting Dimech Services for all of your mechanical and plumbing needs. We are pleased to submit for your approval our proposal for the below detailed services. We look forward to this opportunity to provide you with continued exceptional service.

Equipment to be serviced: Replacement of 3- wall mounted heating boilers with 2- floor set Lochinvar Boilers (THERE ARE NO CONTROLS INCLUDED IN THIS PRICE. THE BOILERS DO HAVE LEAD LAG COMMUNICATIONS)

Labor to be performed:

- Demo old boilers and dispose of them
- Install 2- new 97.5% Thermal Eff. Lochinvar boilers
- Install all piping, drill new holes for flue pipes, fire up new boilers

Materials required:

- 2- Lochinvar FTX600N 97.5%
- 1- Grundfos GSPA-3 air separator
- 1- Grundfos GNTA-100-99426727 expansion tank
- All necessary piping and wiring to complete job

Our price to complete this project is **SEVENTY FOUR THOUSAND FIVE HUNDRED DOLLARS (\$74,500.00)**. This price does not include tax.

All work is to be completed Monday through Friday 7:00 am to 4:00 pm, excluding holidays. Due to the rising cost of materials, if this quote is not accepted within 15 days, pricing may have to be adjusted. The preferred method of payment is ACH or check. There is an additional 5% charge above the quoted price for payments made by credit card.

If there is any potential asbestos found during the scope of the work being performed, the work will stop and the material in question will be tested at the expense of the customer. If the subject of concern is found to be asbestos and abatement is required to continue the work, that cost will also be incurred by the customer. The customer reserves the right to have any

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abatement company remove known asbestos from the job site. This applies unless otherwise specified in the scope of the work.

Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra service charge over and above the given estimate.

Thank you for the opportunity to provide you with a quotation for this project. To approve this work please sign below and email to mlittle@dimech.com.

Respectfully Submitted,

Merz Little
Merz Little
Service Department Manager

Approved by Signature

Date

P.O. Number

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TO: Mayor Tapp and City Council
FROM: Stuart Hamilton , Service Director
RE: Resolution No. 101-2022 (*submitted by Stuart Hamilton*)
DATE: November 8, 2022

Subject Matter/Background

This proposal is for the design and bidding services for the city's proposed 2023 resurfacing program which will include Chaska, Old Homestead I and II. This would be the city's biggest ever single-year investment in residential streets. The intent is to mill the roads, reseal with chipseal and apply an asphalt overlay. There will also be 100% curb replacement and a refresh on road signs.

Financial Review

The design and bidding cost for this project will be budgeted and paid for out of the Capital Improvement Fund (Fund 401)

Legal Review

The matter has been reviewed, follows normal administrative proc

Recommendation

If Council is in agreement with the request, a motion adopting Resolution No. 101-2022 is in order.

[Resolution No. 101-2022 OHM Design & Bid 2023 Paving Program.doc](#)

[Ordinance No. 101-2022 Exhibit A OHM Design & Bid 2023 Paving Program.pdf](#)

RESOLUTION NO. 101-2022

Introduced by Mark Claus

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL AND ENTER INTO AN AGREEMENT WITH OHM ADVISORS FOR ENGINEERING CONSTRUCTION DESIGN AND BIDDING SERVICES RELATED TO THE 2023 PAVING PROGRAM IN AN AMOUNT NOT TO EXCEED THIRTY-THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$33,500.00)

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

SECTION 1. That the City Manager shall be, and he hereby is, authorized and directed to accept the proposal and enter into an agreement with OHM Advisors for engineering construction design and bidding services for the 2023 Paving Project in an amount not to exceed Thirty-Three Thousand Five Hundred and 00/100 Dollars (\$33,500.00), which agreement shall be in 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.

Monty Tapp, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____



ARCHITECTS. ENGINEERS. PLANNERS.

November 2, 2022

City of Huron
Stuart Hamilton, Service Director
417 Main Street
Huron, OH 44839

RE: 2023 Paving Program – Chaska Beach and Old Homestead
Location: City of Huron
Proposal #22252

Dear Mr. Hamilton,

The following scope of services, price proposal, and project schedule which 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 Understanding	2
Scope of Services - Information Gathering Tasks	2
Scope of Services - Engineering Tasks.....	2
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Compensation	4
Anticipated Project Schedule	4
Clarifications and Assumptions	5
Client Responsibilities	5
Terms & Conditions.....	5

Sincerely,
OHM Advisors

Authorization to Proceed

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

Signature

Date

Russell Critelli, PE, PMP
Principal/Manager of Cleveland
Russ.critelli@ohm-advisors.com
D: 216.865.1339

Printed Name

Title

OHM Advisors®

6001 EUCLID AVENUE SUITE 130
CLEVELAND OHIO 44103

T 216.865.1335

OHM-Advisors.com



Project Understanding

The referenced project will include concrete pavement repairs, 100% curb and gutter replacement, and an asphalt overlay in the Chaska Beach and Old Homestead neighborhoods. OHM will perform engineering and bidding services of all the described locations.

Scope of Services - Information Gathering Tasks

Task #1 Pavement Cores

- The following services are included in the fee shown:
 - Performance of pavement cores
 - Advancement to 24 inches below the pavement base material
 - Identify and analyze subsoils
 - Summary of existing pavement composition
 - Pavement core photos

Scope of Services - Engineering Tasks

Task #56 Pre-Design & Field Analysis

- The following services are included in the fee shown:
 - Project Locations:
 - Chaska neighborhood paving – 10 streets
 - Old Homestead neighborhood paving – 12 streets
 - Field Review
 - All areas within project limits described above.
 - Determine Appropriate Rehabilitation Measures:
 - Manholes, catch basins, and other castings
 - Adjustments to grade
 - Reconstructs to grade
 - Traffic control
 - Traffic and street sign replacement
 - Pavement markings
 - Pavement
 - Concrete slab and joint repairs
 - Planing of the existing and repaired concrete
 - Asphalt overlay
 - ADA ramps replacement/installation
 - New curb and gutter sections for complete project length
 - Tree trimming and clearing efforts

Task #60 Construction Documents

- The following services are included in the fee shown:
 - Pavement Construction Documents will include:
 - Site Location Map
 - Roadway Typical Section



- Pavement Repair Details
- Project Pay Item Quantities
- ODOT design manuals and specifications will be used for the project.
- The Paving Construction Documents will be included in the Bid Documents for the project in the Design Specifications & Details section.
- Preparation of design will include all details and specifications required for public bidding of a unit price contract, in accordance with industry standard.

Task #90 Official Engineer's Project Cost Estimate

- The following services are included in the fee shown:
 - Determination of estimated quantities for construction
 - Evaluation and estimate of construction costs for use with public bidding requirements

Scope of Services - Bidding and Award Tasks

Task #151 Bidding & 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.
 - These documents will be 100% complete, ready for bidding of the Public Project.
 - Bid books will be made available for purchasing by bidders

Task #152 Bid Process, Review, & Award

- The following services are included in the fee shown:
 - Addendums/Clarifications
 - 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/clarifications 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(s) as needed to review all bid items with bidders to determine 'lowest and best'
 - Recommendation of Award to the Owner
 - 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)
 - The fee provided includes one bidding process only. In the event the project needs re-bid, a contract modification will be submitted for the additional bidding services to be provided. Additional services will commence upon approval of the contract modification.



Price Proposal

#	Information Gathering Tasks	Fee
Task #1	Pavement Cores	\$ 13,500
	Subtotal =	\$ 13,500
#	Engineering Tasks	Fee
Task #56	Pre-Design & Field Analysis	\$ 4,500
Task #60	Construction Documents	\$ 7,500
Task #90	Official Engineer's Project Cost Estimate	\$ 2,000
	Subtotal =	\$ 14,000
#	Bidding & Award Tasks	Fee
Task #151	Bidding & Contract Documents	\$ 3,000
Task #152	Bid Process, Review & Award	\$ 3,000
	Subtotal =	\$ 6,000
	Grand Total =	\$ 33,500

Compensation

The fee proposal above shall be completed on a lump sum basis.

Anticipated Project Schedule

Information Gathering Tasks: November 2022

Engineering Tasks: November – December 2022

Bidding & Award Tasks: January/February 2023



Clarifications and Assumptions

- Our Proposal was prepared based on the following assumptions:
 - If additional labor effort or change in schedule is required beyond described herein, OHM Advisors will negotiate an amendment with the City of Huron. OHM Advisors will not proceed with additional services without written authorization to proceed from the City of Huron.
 - Meetings shall be conducted in accordance with the Scope of Services as described herein. Additional meetings, not described within our Scope of Services, shall be considered additional services and will be billed on an hourly basis under the Additional As-Needed Services Allowance upon agreement with the City of Huron.

Client Responsibilities

- City of Huron will provide a single point of contact to OHM Advisors who is knowledgeable about the project needs and desired outcomes
- City of Huron will provide the following, if available, to assist us with the project: (prior as-builts and existing plans, plat maps, site surveys indicating site boundaries, existing topography, access to structures, easements and utility line information, utility availability, building information, etc.)

Terms & Conditions

The Terms and Conditions contained in the Annual Engineering contract per resolution number 5-2021 shall also apply to this contract.



TO: Mayor Tapp and City Council
FROM: Erik Engle
RE: Ordinance No. 2022-59 (first reading) (*submitted by Erik Engle*)
DATE: November 8, 2022

Subject Matter/Background

Upon researching past urban renewal documents, staff came across Title 11 of the Administrative Code, which outlines the process for federal urban renewal funding adopted in 1966.

Urban renewal is the process of seizing and demolishing large swaths of private and public property for the purpose of modernizing and improving aging infrastructure. Between 1949 and 1974, the U.S. government underwrote this process through a Department of Housing and Urban Development (HUD) grant and loan program. Although the money was federal, renewal plans originated with and were implemented at the local level.

In cities nationwide, the consequences of urban renewal included the destruction of historic structures, the displacement of low-income families, and the removal (often closure) of small businesses. The local officials and business leaders who promoted renewal regarded the federal program as the best available method for addressing the problems attendant with suburbanization, a process fueled by HUD and G.I. Bill mortgages. Ultimately the legacy of urban renewal has been mixed, but in the case of Huron, had a decidedly negative impact on the downtown core.

Since there is no longer an urban renewal program at the federal level, staff reviewed any potential repercussions to repealing the chapter, and found no evidence of negative impact. All other processes for condemnation, demolition, and property maintenance are housed in the planning and zoning code as well as the building code, respectively.

Staff is recommending approval of repealing Administrative Code Title 11 – Urban Renewal due to its irrelevance at this time. Furthermore, at its 10.26.22 meeting, Planning Commission recommended approval of the repeal of Title 11.

Financial Review

There is no financial impact to the City with this legislative item.

Legal Review

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

Recommendation

If Council is in agreement with the request, a motion adopting Ordinance No. 2022-59 is in order.

[Ordinance No. 2022-59 Repeal Title 11 Urban Renewal.docx](#)

ORDINANCE NO. 2022-59

Introduced by Mark Claus

AN ORDINANCE REPEALING TITLE 11 (URBAN RENEWAL) WITHIN THE ADMINISTRATIVE CODE OF THE CODIFIED ORDINANCES OF THE CITY OF HURON.

WHEREAS, the City of Huron passed Ordinance No. 1996-27 on May 9, 1966 creating a new Title 11 (Urban Renewal) within the Administrative Code of the Ordinances of the City of Huron; and

WHEREAS, the City finds the provisions of Title 11 are no longer needed; and

WHEREAS, the City does, therefore, wish to repeal Title 11 (Urban Renewal) within the Administrative Code of the Codified Ordinances of the City of Huron.

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

Section 1: That Council hereby repeals Title 11 within the Administrative Code of the Codified Ordinances of the City of Huron.

Section 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: That this Ordinance shall take effect and be in force from and after the time period contained in Section 3.06 of the Charter of the City of Huron.

Monty Tapp, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____



TO: Mayor Tapp and City Council
FROM: Erik Engle
RE: Motion
DATE: November 8, 2022

Subject Matter/Background

Staff is seeking approval on a proposed amendment to the code relative to solar panels. Staff was requested to research and compose amendments to the code to regulate solar ground and roof panels. Currently, the code does not speak specifically to either ground or roof solar panels. Both have been approved for residential and commercial in the past. Solar roof panels have been required to submit an electrical application with structural analysis which is reviewed by the Building Department for the electrical building application. Ground solar panels have been considered “accessory structures” and as such have been held to setback and height regulations as applicable in the respective zoning district. Recently, a residential ground solar panel permit has sparked concern by a neighbor for the aesthetic appearance of the structure; City Council has asked for amendments to be drafted to address the matter.

The proposed amendments include the following:

Added performance/design standards for solar structures (Section 1126.18 Solar Structures under Special Provisions); *

2. Allowing roof-mounted solar panels as an accessory use permitted by right in all districts,
3. Ground-mounted solar structures to be a conditional use in all residential (R) and commercial (B) zones, and
4. Ground-mounted solar panels to be a principal and accessory use by right in all industrial (I) zones.

Pursuant to a discussion with Planning Commission in previous meetings, staff has reiterated the 30% remainder lot coverage standard for the freestanding PV arrays to allow flexibility in total area of the panels and has included provisions limiting the total maximum height of the freestanding ground-mounted panels to 10 ft. To address the reflectivity/glare concern, PV arrays are designed to specifically to reduce reflection as reflected light cannot be converted into electricity. Research conducted by the U.S. Department of Energy demonstrates PV modules exhibit less glare than windows and water. Staff believes glare will not be an issue.

The draft legislation addresses buffering requirements to be installed; ex. shrubbery/trees and fencing to soften the aesthetic of the ground-mounted structures.

The commission has held three public meetings for review and discussion of the draft language. The proposed legislation has been available to the public via the on-line agenda packets for each meeting. Planning Commission approved the proposed legislation with a recommendation to refer the legislation to City Council. City Council will then set the required public hearing before consideration of adoption.

Financial Review

This legislative item has no immediate financial impact to the City.

Legal Review

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

Recommendation

If Council is in agreement with the request, a motion setting a public hearing on the matter is in order.

[Ordinance No. 2022-60 Establish Section 1126-18 Solar Structures.docx](#)

[Ordinance No. 2022-60 Exhibit A Establish Section 1126-18 Solar Structures.docx](#)

ORDINANCE NO. 2022-60
Introduced by William Biddlecombe

**AN ORDINANCE ESTABLISHING A NEW SECTION 1126.18 (SOLAR STRUCTURES)
UNDER CHAPTER 1126 (SPECIAL PROVISIONS) OF THE PLANNING AND ZONING
CODE OF THE CODIFIED ORDINANCES OF THE CITY OF HURON.**

WHEREAS, the City of Huron has determined that its existing ordinances do not adequately address solar structures within the City limits;

WHEREAS, the City does, therefore, desire to amend the Codified Ordinances of the City of Huron to add a new Section 1126.28 (Solar Structures) under Chapter 1126 (Special Provisions).

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

Section 1: That Council hereby establishes a new Section 1126.18 (Solar Structures) under Chapter 1126 (Special Provisions) of the Planning and Zoning Code of the Codified Ordinances of the City of Huron, a copy of which is attached hereto and incorporated hereby by reference as Exhibit “A.”

Section 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: That this Ordinance shall take effect and be in force from and after the time period contained in Section 3.06 of the Charter of the City of Huron.

Monty Tapp, Mayor

ATTEST: _____
Clerk of Council

ADOPTED: _____

1126.18 SOLAR STRUCTURES

(a) Purpose. It is the purpose of this chapter to regulate the construction, modification, operation and abandonment by discontinuation of use of solar energy systems in the City of Huron, subject to reasonable conditions that will protect the public health, safety, and welfare while preserving the enjoyment of private property, promoting orderly land use, and development; allowing the safe, effective, and efficient use of solar energy systems. Solar energy systems shall be considered a permitted use in any zoning district, subject to the requirements of any other applicable chapter of this Code.

(b) Definitions.

- (1) “Abandonment” means choosing to give up or discontinue use of the solar energy generation system in whole or part.
- (2) “Alternating-current (ac) module” means a complete, environmentally protected unit consisting of solar cells, optics, inverter, and other components, exclusive of tracker, designed to generate ac power when exposed to sunlight.
- (3) “Applicant” means the person or entity filing an application under this Chapter.
- (4) “Array” means a mechanically integrated assembly of modules or panels with a support structure and foundation, tracker, and other components, as required, to form a direct-current power producing unit.
- (5) “Facility owner” means the entity or entities having equity interest in the solar energy facility, including their respective successors and assigns.
- (6) “Ground mount” means a solar electrical system that is mounted directly to ground-mounted structure instead of solely on a building wall or roof.
- (7) “Operator” means the entity responsible for the day-to-day operation and maintenance of the solar energy system.
- (8) “Solar cell” means the basic photovoltaic device that generates electricity when exposed to light.
- (9) “Solar energy system (active or passive)” means the equipment, assembly or building construction and requisite hardware that provides and is used for collecting, transferring, converting, storing, or using incident solar energy for water heating, space heating, cooling, generating, electricity, or other applications that would otherwise require the use of a conventional source of energy such as petroleum products, natural gas, manufactured gas, or electricity produced from a nonrenewable resource. Such systems include Passive Solar Energy Systems that capture the Sun's energy in building design and construction components; Solar Thermal Energy Systems that convert sunlight to heat as in a hot water tank or swimming pool; and Photovoltaic Solar Energy Systems that convert sunlight to electricity.

- (10) “Solar panel” means one of any type of assembly that produces energy, either electrical, heat or hot water for use or distribution include PV (Photovoltaic) an electrical device consisting of an array of connected solar cells, heat collectors and interstitial spaces including trombe panels, or hydronic panels for water heating systems.
- (11) “Solar photovoltaic systems” means the total components and subsystems that, in combination convert solar energy into electrical energy suitable for connection to utilization load.

(c) Applicability.

- (1) No person shall construct, erect, maintain, extend, or remove a solar system in any zoning district in the City without compliance with the provisions of this chapter and applicable related requirements of the entire ordinance.
- (2) Solar energy systems constructed prior to the effective date of this chapter shall not be required to meet the requirements of this code; unless any physical condition or modification renders such system un-repairable or un-usable. If any pre-existing solar energy system is damaged or destroyed such an extent that is cannot be returned to original service, or any such damage or modification creates an unsafe condition it shall be replaced or removed in conformity to this chapter and pursuant to Chapter 1121.07.
- (3) Like-kind replacements of panels shall require applicable electrical or general building permits.
- (4) Like-kind replacements of entire ground-mount solar energy systems shall require proper zoning approval and applicable electrical/building permits. Existing installations shall provide emergency disconnect locations to the City of Huron Building Department.

(d) Contents of Application.

- (1) Solar structures shall only be an accessory use in residential (R) and commercial (B) zoning districts. Ground-mounted solar panels are a conditional accessory use at any residential or non-residential building, excluding Industrial (I) zones, where they are permitted by right. In all districts, solar equipment including solar panels, may be located on the roof in compliance with all requirements of this Code including building height and screening, after approval by the Design Review Board. Nothing in this regulation shall preclude standalone systems for small accessory lighting, ventilation or battery storage systems either roof or ground-mounted not to exceed 12 square feet.
- (2) An application for a solar energy system shall be approved in compliance with the standards and criteria of this Chapter and shall include:

- A. A narrative describing the proposed solar energy system, including the approximate generating capacity of the project and the number, manufacturer, and model of the solar panels to be installed, their individual generating capacity, and a description of ancillary systems.
- B. A site plan to scale of the subject property showing the planned location of the solar panels, setback lines, proposed and existing ancillary equipment buildings, and structures. For systems with more than 35% of roof area facing the street, elevation(s) shall be provided to scale.
- C. Certified approval from the Homeowners Association (HOA) and/or an approval letter from the HOA legal representative, if applicable.

(e) Design and Performance Standards.

- (1) Lighting. Solar energy systems shall be lit only if required by an applicable authority. Lighting of other parts of the solar energy systems, such as appurtenant structures shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting structures.
- (2) Appearance and Signage. The factory or original equipment manufacturer identification and/or logo are permitted. Required signage and emergency services disconnect placard shall be appropriate warning signs (Danger-High Voltage or Caution-Electrical Shock Hazard or any other recognized safety precaution signage) installed at the base of the solar array.
- (3) Construction Codes. To extent applicable, the solar system shall comply with the Ohio Building Code and any other applicable building and fire codes.
- (4) Electrical Codes. Permit applications for solar energy systems shall be accompanied by a line-drawing of the electrical components, as supplied by the manufacturer, in sufficient detail to allow for determination that the manner of installation conforms to all relevant and applicable local, state, and national codes, including the current national electric code NEC (NFPA 70). Solar energy systems interconnected to local utility shall have/ provide surge and lightning arrestors. All solar energy systems shall be grounded to reduce lightning strikes. All electrical lines and utility wires shall be buried underground.
- (5) Utility Notification. Permits for solar energy systems shall not be issued until evidence has been provided that the utility company approves the customer's intent to install an interconnected customer-owned generator. Applicant shall supply the letter of approval from the utility company at the time of application.
- (6) Completion. A solar energy system installation shall commence within six months of the issuance of the zoning permit and shall be completed and operational within one year from the date of commencement of installation. Commencement of installation shall be the date the solar panels are placed into position. If the solar energy system

is not completed within the stated time period, the facility owner or operator or the landowner shall be required, at his or their expense, to complete decommissioning of the site within 180 days without exception.

- (7) Solar Access Easements. Ohio R.C. 5301.63 sets forth the requirements for solar access, for the purpose of ensuring adequate access of solar energy collection devices to sunlight, any person may grant a solar access easement. Such easements shall be in writing and subject to the same conveyance and recording requirements as other easements. Any instrument creating a solar easement shall be recorded in the Erie County Recorder's Office.
- (8) Installation. Solar Panels must be installed in accordance with the manufacturer's design and operation standards, as well as all local county, state, and federal guidelines. Reasonable access for emergency response shall be provided to all solar systems and components including a 24 inches clear area around all flat-roof or ground-mounted solar array(s).
- (9) Roof-Mounted. Roof-mounted solar energy systems shall be permitted in all zoning districts provided the roof-mounted solar system meets all other requirements of the zoning and building regulations, including design review, and all applicable local and state fire and building codes. Pitched roof-mounted arrays shall be parallel to the roof. The distance between the roof and the uppermost portion of the solar panels shall not exceed 18 inches. Pitched-roof-mounted solar systems shall not be located within 12 inches of the edge of the roof. Roof-mounted panels on a flat roof shall not project vertically more than five feet from the surface of the roof and shall be buffered as prescribed by the Zoning Code.
- (10) Ground-Mounted.
 - A. Ground-mounted solar panels located on the ground or attached to a framework located on the ground shall not exceed fifteen (10) feet in height above the adjacent grade.
 - B. All related mechanical equipment, other than the actual photoelectric panels shall be fully buffered from the adjacent properties by fencing and/or by evergreen plantings as prescribe by city ordinance and must be maintained and effective through the life of the system. Buffering shall permit work access to panel and shall conform to Chapter 1131.
 - C. Ground-mounted solar panel arrays shall not exceed 30 percent of the remaining rear yard area within the setbacks defined by other chapters of the Zoning Code.
 - D. Non-Residential. Ground-mounted solar energy systems shall be permitted by right in all Industrial (I) Zones. Any proposed ground-mounted solar energy system may be located within any yard subject to applicable setback requirements for accessory structures and front setback requirements for

principal structures within the designated I District. xx[Restrict to rear and side yards only?]

- E. Residential. No ground installations are permitted by right. Any proposed ground-mounted solar panels are conditional uses based on full compliance with this Zoning Code and approval from the Board of Building and Zoning Appeals.

(i) If approved, ground-mounted solar energy systems shall not be permitted in the front or side yard of a residential property. It shall be permitted in the rear yard of a residence. Such equipment shall be subject to the applicable rear yard coverage regulations and setbacks for accessory structures in residential districts as set forth in Chapter 1121.06 or other prevailing chapters of the Zoning Code.

- F. Commercial and Retail Business. No ground installations are permitted by right in Business (B) Zones. Any proposed ground-mounted solar panels are conditional uses based on full compliance with this Zoning Code and approval from the Board of Building and Zoning Appeals.

(i) If approved, ground-mounted solar energy systems shall not be permitted in the front or side yard of a residential property. It shall be permitted in the rear yard of a residence. Such equipment shall be subject to the applicable rear yard coverage regulations and setbacks for accessory structures in residential districts as set forth in Chapter 1121.06 and/or other prevailing chapters of the Zoning Code.

(f) Fees. See Chapter 1321 for the fee schedule pertaining to conditional use, accessory structures, and electrical fees.

(g) Abandonment.

(1) At such a time a solar energy system is scheduled to be abandoned or operation is to be discontinued, the applicant will notify the Building Official and Planning Department of the proposed date of abandonment or discontinuation of use. If applicant fails to notify either department, then in the event the provisions contained under (2) herein below shall apply.

(2) Upon abandonment or discontinuation of use, the owner shall physically remove the solar energy system within 180 days from the date of abandonment or discontinuation of use. This period may be extended 60 days at the request of the owner but only upon the approval of the Building Official. "Physically remove" shall include, but not be limited to:

- A. Removal of the solar energy system and related above grade structures.
- B. Restoration of the location of the solar energy system to its natural condition, except that any landscaping, grading may remain in the after-conditions.

- (3) In the event that an applicant fails to give such notice, the system shall be considered abandoned or discontinued if the system is out-of-service for a continuous six-month period. After the 12 months of inoperability, the Building Official shall issue a Notice of Abandonment to the owner and operator of the solar energy system and if residential the property owner. The owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt time. The Building Official shall withdraw the Notice of Abandonment and notify the owner that the Notice has been withdrawn if the owner provides information that demonstrates the solar energy system has not been abandoned.
- (4) If the owner fails to respond to the Notice of Abandonment or if after review by the Building Official it is determined that the solar energy system has been abandoned or use discontinued, the owner of the solar energy system shall remove the system at the owner's sole expense within 60 days of receipt of the Notice of Abandonment. An extension may be granted to the applicant for just cause by the Building Official.

(h) Severability. Should any section, subdivision, clause, or phrase of this chapter be declared by the courts to be invalid, the validity of the chapter as a whole, or in part, shall not be affected other than the part invalidated.

(i) Penalty. See Chapter 1139.01 for Zoning Code violations.