

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Regular Meeting Tuesday, March 11, 2025 at 6:30pm

Call to Order

The Mayor called to order the regular Council meeting of March 11, 2025 to order at 6:30pm. The Mayor called for a moment of silence. After the moment of silence, the Mayor led in saying the Pledge of Allegiance to the Flag.

Roll Call

The Mayor directed the Clerk to call the roll for the regular meeting of Council. The following members of Council answered present: **William Biddlecombe, Sam Artino, Mark Claus, Monty Tapp, Joe Dike, Matt Grieves and Joel Hagy.**

Staff in attendance: City Manager Matt Lasko, Law Director Todd Schrader, Service Director Stuart Hamilton, Police Chief Terry Graham, Parks & Recreation Operations Manager Doug Steinwart, Water Superintendent Jack Evans and Terri Welkener, Clerk of Council.

Approval of Minutes

None.

Audience Comments

The Mayor directed members of the audience having comments to approach the podium, state their name and address Council, and advised that they would have 3 minutes to make their comments.

Nik Katsaros- Ohio Edison – I am the City's contact for Ohio Edison. I have met most of you, but some if you I don't know. I work very closely with the City Manager and Safety Services and speak with them on a very frequent basis. They are actually fantastic to work with. You have really good staff here and I really appreciate the constant communication to keep me in the loop. It's a really good working relationship, so I appreciate that. I want to make sure that all of you have my contact information so if anything comes up and you want to bring it to my attention, I will leave some of my cards here. I am always available if you need me for anything – storms, streetlights, billing issues – anything that is Ohio Edison/FirstEnergy-related. I am happy to help. Don't be a stranger.

Old Business

None.

New Business

Motion

Motion by Mr. Grieves to adopt the Lakefront Parks Plan as presented by OHM Advisors at the March 25, 2025 Council work session.

The Mayor asked if there were any questions on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Grievies, Hagy, Biddlecombe, Artino, Claus, Tapp, Dike (7)
NAYS: None (0)

There being a majority in favor, the motion passed and the Lakefront Parks Plan was adopted.

Resolution No. 22-2025

Motion by Mr. Hagy that the three-reading rule be waived and Resolution 22-2025 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL AND ENTER INTO AN AGREEMENT WITH UTILITY SERVICE CO, INC. FOR THE PROVISION OF PROFESSIONAL MAINTENANCE AND PAINTING SERVICES RELATING TO THE EAST SIDE WATER TOWER FOR A PERIOD OF ELEVEN (11) YEARS FOR AN AMOUNT NOT TO EXCEED SIX HUNDRED THOUSAND THREE HUNDRED TWENTY-FOUR AND XX/100 DOLLARS (\$600,324.00)) be placed on its first reading.

The Mayor asked if there were any questions on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grievies (7)
NAYS: None (0)

There being five or more votes in favor, the three-reading rule was waived, and Resolution No. 22-2025 was placed upon its first reading. The Law Director read the Resolution by its title only.

Mr. Evans made a PowerPoint presentation relating to this legislation, a copy of which is attached hereto as Exhibit "A."

Asked about the Rye Beach tower, Mr. Evans explained that that tower was inspected as well, but they are not sure of the future of that tower given the new tank going in just down the street. Although it is a beautiful tower and looks good, the paint condition is poor. That tower would be recommended for a full blast in 6-7 years. If it remains in service, they are looking at \$1 million price tag. The tower was painted in 2016 and 2022, but the paint analysis on that tower show poor condition. That tower was built in 1981, so it is older than the east side tower. Mr. Hamilton added that the problem with the paint on the Rye Beach tower is that the type of paint they selected didn't bond correctly with the underlying layer, so that topcoat is not going to last. Mr. Evans advised Council that the paint selected for the east side tower repaint would be chosen to be sure it adheres properly. They anticipate the new tower being in operation before the Rye Beach tower would require a blast and repaint.

The Mayor asked if there were further questions. There being none, the Mayor directed the Clerk to call the roll on final adoption. Members of Council voted as follows:

YEAS: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grievies (7)
NAYS: None (0)

There being a majority in favor, Resolution No. 22-2025 was adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Ordinance No. 2025-6

Motion by Mr. Hagy that the three-reading rule be waived and Ordinance No. 2025-6 (AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF \$2,500,000 TO PAY COSTS OF IMPROVING THE MUNICIPAL ELECTRIC SYSTEM BY PURCHASING AND INSTALLING A POWER TRANSFORMER, TOGETHER WITH ALL NECESSARY RELATED IMPROVEMENTS AND APPURTENANCES THERETO, AND DECLARING AN EMERGENCY) be placed on its first reading.

The Mayor asked if there were any questions on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)

NAYS: None (0)

There being a majority in favor, the three-reading rule was waived, and Ordinance No. 2025-6 was placed upon its first reading. The Law Director read the Ordinance by its title only.

Motion by Mr. Hagy to place Ordinance No. 2025-6 as an emergency measure.

Mayor Tapp asked if there were any questions on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)

NAYS: None (0)

There being five or more votes in favor, the motion passed and Ordinance No. 2025-6 was placed as an emergency measure.

Mr. Hamilton advised that over the past couple of years, they have had a lot of fun buying all of the electric system expansion hardware. This ordinance authorizes the bond issuance to actually pay for that equipment. In 2023, they ordered the transformer, which should be received in the beginning of May. The switchgear was ordered a few meetings ago, and there will be one more bid to go out for the installation and configuration once all of the equipment arrives. To pay for the \$2.5 million in bonds, they are just nearing the end of a new rate study for HPP. That rate study will cover the bond payments – they are not here to make money; they are still here as an economic development tool for our businesses. When they make this level of investment, they have to pay for it. Therefore, they will be adjusting the rates for HPP going forward. These bonds don't affect the City at all – they are revenue-backed bonds. They won't affect the City's capability to go out and get bonds for their own projects. They expect the bond payments to be right around \$200,000 per year and will be backed by the increased rates.

Mr. Artino asked if they have received any interest from anybody at the Industrial Park. Mr. Hamilton answered that LabelAid has applied to become a customer. Once HPP finishes coming under the tracks, they will become the first customer on Sawmill Parkway, and they will continue down the road, with the eventual goal being getting Ardagh as a customer. It will take a lot of work and investment to get there.

Mr. Claus said there are erosion control things out at the substation now, what is that about? Mr. Hamilton answered that that is a different project the City is not paying for. The City buys their power through AMP.

AMP-T is their transmission arm – they are the ones that deliver the power to HPP – AMP sells it and AMP-T delivers it. HPP currently has a single supply line that supplies that substation, which is always going out. It goes out during each storm and Dave Lowen at Mucci is calling him at midnight. AMP is bringing in a second supply line for that substation on a different path so that if they lose one, they will have the redundancy of the other one. This is great until HPP puts the new transformer in, and then it doesn't help them because they can't support their customers. By the time this transformer goes in the second source goes in, they will be redundant on their power sources and they will be able to carry all of their customers because of that spare transformer.

Mr. Hamilton said they have not yet spoken with the other customers on Sawmill yet. He doesn't like to sell what he can't currently provide. The rate change has not been discussed yet, because it has not been finalized. They will go through the Utilities Committee one more time and they will then talk to the customers before going to Council.

The Mayor asked if there were further questions. There being none, the Mayor directed the Clerk to call the roll on final adoption of Ordinance No. 2025-6. Members of Council voted as follows:

YEAS: Hagy, Biddlecombe, Artino, Claus, Tapp, Dike, Grieves (7)
NAYS: None (0)

There being more than a majority in favor of adoption, Ordinance No. 2025-6 was adopted. The Ordinance as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

City Manager's Discussion

The City Manager spoke on several topics:

ConAgra – As we continue to move through the TIF creation project, which will culminate in April or May, we had to send a required notice to the Erie County Board of Commission letting them know of our intent to create an Incentive District TIF. They have the right to formally object, which really has no impact on the City. We have not heard as to whether they have objected or not. They did have a meeting in early March in which I think they took no action, but again, it is just a step in the process regardless of what their position is on that TIF. Prior to the formal voting on the TIF, there will be a Public Hearing sometime in April in which we will be able to talk the public through what that TIF is and why it is needed, prior to us coming to Council for the eventual approval of the TIF. We had a status meeting last week with developers on the project (Mr. Hamilton and myself). They wanted to let us know that they have ordered all the due diligence – surveyors, geotechnical specialists, Phase I Environmental specialists, etc. They anticipate that nearing the end of March and early April, they will start to see people crawling around the site on behalf of the developer. Mr. Hamilton has worked with them put a construction lock on the gate so that they can access that without having to ask Mr. Steinwart and his team to go open it up for someone wanting to be onsite. We will start to see bodies there near the end of the month. I want to give a major thanks to KS & Associates, who we have hired to do engineering on the seawall. We found out about 30 minutes before this meeting that they have submitted the permit to the US Army Corps of Engineers for the eventual seawall construction. What we still don't know yet is whether it is going to be considered a Maintenance Permit versus a New Construction Permit. Those time differences vary greatly. If it is a Maintenance Permit, it could be 4-6 months, but if it is a New Construction Permit, you are looking at year+.

We are hoping for a Maintenance Permit, but that is still to be determined. I want to thank KS for getting that permit submitted today.

River Road Property – As relates to River Road, at the last meeting Council approved a Purchase Agreement with Triban Investment for \$700,000 for those 40 acres. They are anticipating constructing between 170-220 single-family homes. We are still waiting on the signed Purchase Agreement back from the development team, which will officially start the 6 months of due diligence on that site. As a condition of that sale, the property needs to be rezoned to R-1. Ms. Gibboney let me know that there is a Public Hearing set for the Planning Commission on their meeting on March 26th to potentially start the rezoning process.

Streets and Engineering – Mr. Hamilton let me know that the Ohio Department of Transportation has provided the City with additional grant monies for the East Side Sidewalk Project. We have received over \$600,000 in grant commitments from ODOT already for the project, and they are going to be providing the City another \$68,000, which will fund the overwhelming majority of the construction inspection for that project, as well. There is a 10% match, but we believe that the grant, coupled with our 10%, will fund the construction inspections in its entirety. We are really appreciative of ODOT's continued contributions to that project.

Planning & Zoning – I wanted to let Council and the Public know that it does look like we should be presenting legislation at the next meeting on March 25th for first reading as relates to existing historical signage in the right-of-way. This is the follow-up to the work session we had a meeting or two ago. I talked to Mr. Schrader this morning and I assume that is ready to go. We will have Mr. Waters here at the next meeting to walk through the first reading of that legislation.

I also wanted to mention that staff and the team at SSEG are keeping tabs on several Ohio state legislative bills that are making their way through the State House. As these bills progress, we will continue to keep Council apprised of any changes to the status. These are bills we view could have some type of impact on our operations, financially or otherwise. The first is Senate Bill 104, which relates to transient rentals. This came up last year before there was a recess. The proposed rule could potentially erode Home Rule Authority on a jurisdiction's ability to limit the number of transient rentals, and then manage certain elements of their operations. House Bill 160, related to recreational marijuana, would make alterations to the newly-enacted recreational marijuana program. At most interest to Huron is whether or not the existing 3.6% local tax that was permitted in the original law will remain in any potential amendments. I will share there was an article on Cleveland.com today in which it stated that the State of Ohio was sitting on \$10.9 million in local taxes that have not been distributed, potentially in hopes that they can change the law to keep those monies at the State. These are important things that we will continue to monitor as these bills move forward. The last one is House Bill 113 related to annexations. Although I don't anticipate any annexations coming before Council anytime soon, if ever, this would create limitations to a jurisdiction's ability to proceed with annexations as they have historically. Namely, it could potentially provide more power to county commissioners or county bodies to determine if an annexation should be approved if it is in the benefit of the county. These are all things I think are very relevant to our operations. It seems like we are getting updates from SSEG's team on a weekly basis, as well as the Ohio Municipal League, who is doing a great job of keeping municipalities updated.

Police Department – As relates to the Flock cameras, we did include 3 new cameras in the 2025 budget. The first of the 3 cameras has been installed on Route 6 at By-the-Shores, westbound. We do have 2 additional cameras this year – one will be installed at Bogart Rd. and Rye Beach, and the other will be on Route 6 at the overhead walk bridge. We hope to have those installed shortly. They continue to be a tremendous asset for our community and our Police Department.

Finance Department – Through February, income tax receipts continue to trend above prior years. We 11% higher compared to 2024 and we are 6% above budget. February receipts were just over \$310,000, which is similar to last year. The fact that we are up is really from January receipts, as it has leveled off in February. We will continue to monitor this moving forward. As we always say, it's not until June that we can get a better gauge as to how we are going to perform throughout the rest of the calendar year.

Donated Silvern Property Update – Council passed an ordinance in 2023 authorizing the City to accept a small piece of property on Silvern from the Erie County Land Reutilization Corporation. We finally got the deed, which has been recorded. That parcel has been added to our inventory or other holdings we have on Silver and Cleveland Rd. W.

East Side Sidewalks/Route 13 Crosswalks – We still have two projects out to bid – the Cleveland Road East Sidewalk Project and the Route 13 Pedestrian Crossing Project. Those bids are due to the City on March 20th. Hopefully, we can then bring lowest and best offers and contracts to Council in early April.

Upcoming Meetings – Planning Commission on Wednesday, March 26th at 5pm in Council Chambers; City Council Work Session on Tuesday, March 25th at 5:30pm related to accessory dwelling units that we have talked about in prior meetings. Mr. Waters will lead that work session; that will be followed by the regular City Council meeting at 6:30pm on March 25th in the Council Chambers.

Mayor Tapp asked why we haven't received the contract for River Road. Mr. Lasko said there is no timing to send it back. They talked to their team last week and Bo Knez was traveling internationally. He is the signatory on that agreement, so they are just waiting for him to get back into town.

Mayor's Discussion

Mayor Tapp said:

The ConAgra property, as far as KS applying for the permit – that is great. I am the one that always complains that it takes too long for everything. Hopefully, we get the Maintenance Permit. On the River Road project, I am hoping that will go sooner than later, because I am guessing the due diligence on that can't be too extreme with it being farm property.

Mr. Lasko said they probably would have had a shorter due diligence period (90-100 days), but knowing that they had to do the rezoning as a condition, which takes a while legislatively, resulted in the 6-month timeline for due diligence. That timeline is really going to hinge on the rezoning.

Mayor Tapp continued, I am excited about the sidewalks on the east side – those bids are due on March 20th, and there is going to be an executive session at the end of this meeting.

For the Good of the Order

Sam Artino – I have nothing, as well.

Mark Claus – Nothing tonight, thank you.

Joe Dike – Nothing.

Joel Hagy – No sir, I have nothing for the good of the order.

Matt Grieves – No, sir.

William Biddlecombe – Thanks, staff for your hard work. The Huron Salvation Army reached out as they are need of a new location to store all of the stuff for everything they do throughout the year, so if anyone has some square footage available, please get in contact with them or myself.

The School's facilities committee met this past Sunday. We were presented with the plan they came up with for doing additions at the High School and Woodlands, instead of doing a whole new building. They also went over the financing for that. The committee agreed that they liked that plan, and to move forward in recommending to the Board to move forward with putting a levy on the ballot this fall. The levy would go for their full debt capacity, and if it is approved, it would cost someone priced in the median for Huron about \$37/month extra per month.

I would like to congratulate all SBC bowlers, Anya Shepherd, Rachel Merkens, Lily Berner and Reece Keefer. Home games coming up, we have Softball on March 24th. Please come out and support our local events, programs, student athletes, and GO TIGERS!

Executive Session

Motion by Mr. Claus to move into executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee, and to invite Mr. Schrader.

The Mayor asked if there were any questions no the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Claus, Tapp, Dike, Grieves, Hagy, Biddlecombe, Artino (7)
NAYS: None (0)

There being five or more votes in favor, the motion passed and Council moved into executive session at 7:04pm.

Return to Regular Session

Council returned to regular session at 7:17pm.

Adjournment

Motion by Mr. Biddlecombe to adjourn the regular meeting of Council.

The Mayor asked if there were any questions on the motion. There being none, the Mayor directed the Clerk to call the roll on the motion. Members of Council voted as follows:

YEAS: Biddlecombe, Artino, Claus, Tapp, Dike, Grieves, Hagy (6)

NAYS: None (0)

There being a majority in favor of the motion, the regular Council meeting of March 11, 2025, was adjourned at 7:17pm.


Terri S. Welkener, Clerk of Council

Adopted: 25 MAR 2025

CITY OF HUON

A *great lake* PLACE

Water Tower Painting and Maintenance Plan

USG WATER

NORTH AMERICAN LEADER IN WATER ASSET MANAGEMENT SOLUTIONS

4,000+
Municipal & industrial customers

7,000 +
Water assets managed

1,900+
Renovations in 2023

ISO 9001 Certified
3rd party audited for Quality Assurance



- Corporate Office
- 24 Service Centers
- Water System Consultants



5
lines of business

Tank Asset Management
(Lowest Life Cycle Cost) (Keep the EPA happy)

Water Quality
TRB, RCS, Mixers

Concrete and Plant Rehabilitation
Concrete Tanks, Filter Plants, MBR

Network Asset Management
SIPP, Pipe Asset Management Plan

Metering Asset Management
AMI

Ohio Customers

Lorain

Port Clinton

Oberlin

Elyria – just starting

Akron*

Bellevue

Clyde

Carey*

Findlay

Lima

Youngstown

Galia Rural Water*

Mansfield

Bucyrus

Shelby

Napoleon

Bryan

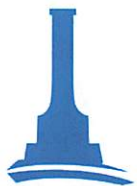
Lexington

Warren

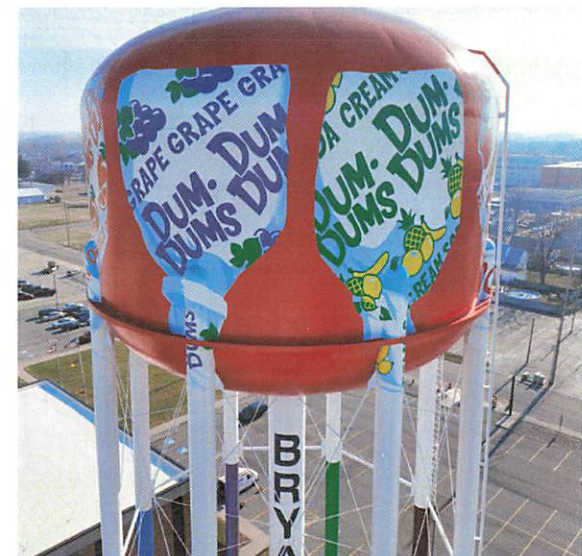
Portsmouth

Circleville*

Approaching 200



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Tank Asset Management

Compliant with:

Ohio EPA Asset Management Program

American Water Works Association

10 States Standards

Ohio Revised Code 9.29 (general provisions)

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What regulations does USG follow?

AWWA D100-21
Standard for
Welded Carbon Steel
Tanks for Water
Storage

Effective date: Nov. 1, 2021.
This edition supersedes the 2011 edition.
Approved by the American Water Works Association on Oct. 25, 2021.

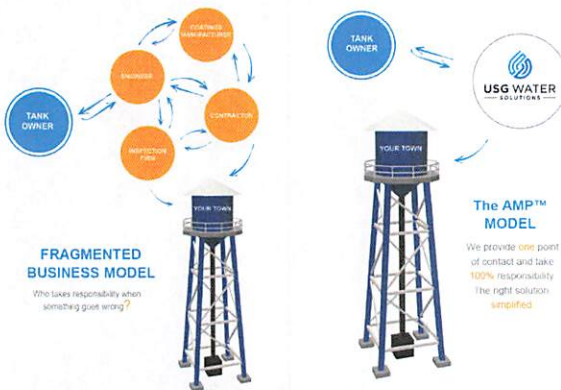
AWWA D102-21
Standard for
Coating Steel
Water-Storage Tanks

Effective date: June 1, 2021.
This edition supersedes the 2011 edition.
Approved by the American Water Works Association on May 19, 2021.

M42
**Steel Water-Storage
Tanks**
Revised Edition

American Water Works
Association

Low Bid vs Asset Management

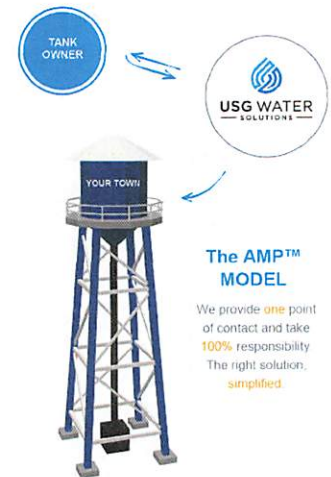


Huron, Ohio ... A Great Lake Place!

Asset Management Program (AMP™)

High value **sustainable solution** that ultimately saves the tank owner time and money, and limits most of the aggravation of owning a storage tank.

- Proactive and sustainable
- Annual inspections limit repairs or renovations
- Lifetime warranty on external and interior dry coatings
- Predictable annual fee makes budgeting simple
- NO CHANGE ORDERS means no surprise expenses and scrambling for funds to cover unforeseen project costs.
- Save \$\$\$ Long Term and Short Term
- Tank Owner shifts the risk of any future problems to USG saving money and gaining peace of mind



USG WATER
SOLUTIONS

Tower Inspections October 2024

- Both towers inspected for compliance with AWWA, EPA, OSHA, 10 State Standards, Homeland Security
- 5 areas reviewed:
 - Coatings
 - Sanitary
 - Security
 - Structural
 - Safety
- Paint samples sent to laboratory
 - Determine current condition of paint
 - NO lead or chromium found in existing paint

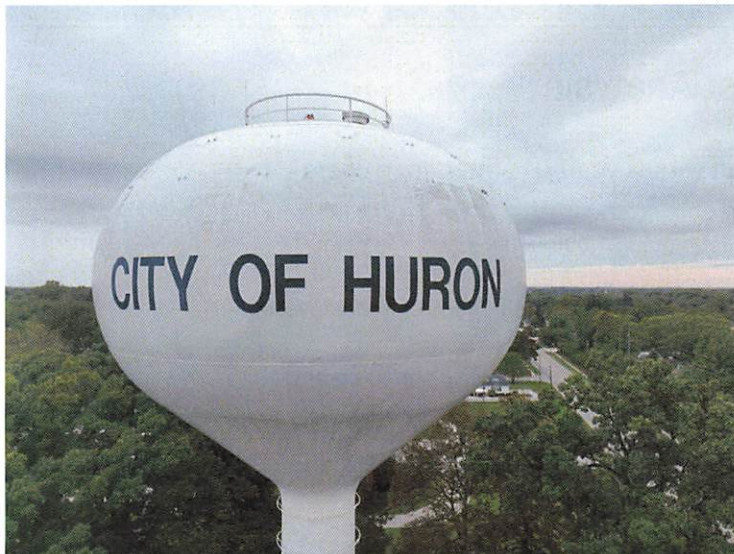
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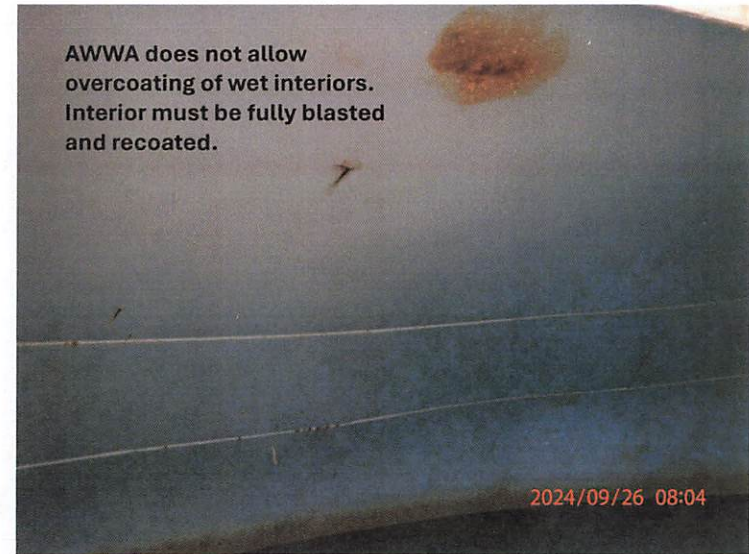
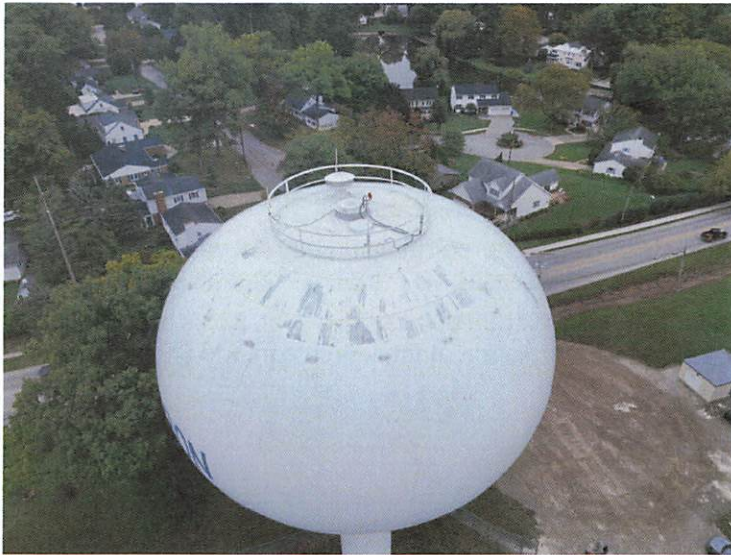


East Side Tower

- Constructed 2001 (24 years old)
- 500,000-gallon water storage capacity
- Previously budgeted for painting in 2029 (28 years old)
 - Towers should be painted every 10-years at minimum
- East Side Tower must be painted this year. If this is delayed any longer it will require a full blast, which can add \$400,000 to the painting cost.

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AWWA does not allow
overcoating of wet interiors.
Interior must be fully blasted
and recoated.

Recommendations

- 2 overcoats in 2025 and interior washout
- Wet interior blasted and recoated in 2030
- Touch up dry interior where needed
- Removed notched rail and add safety cable
- Add grout to foundation where needed
- Add new EPA approved roof vent
- Replace overflow screen

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Cost Analysis

- Loan versus yearly maintenance costs
- Current:
 - Estimated \$1,000,000 to blast and paint
 - Yearly/monthly \$43,500/\$3,600
 - *Does not include inspections or interior washouts*
- Proposal
 - Years 1 – 5 yearly/monthly = \$96,325/\$8,027
 - Years 6 – 11 yearly/monthly = \$20,700/\$1,725
 - Total = \$854,225
 - ***Includes*** yearly inspections, interior washouts, and recoat in year 11

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Contract

East Side Tower

| Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 |
|---|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|-------------------|-------------------|---------|-----------------------------------|
| Exterior Painting - 2 Coat system Washout Repairs | Visual Inspection | Visual Inspection | Visual Inspection | Wet Interior NSF Approved | Visual Inspection | Visual Inspection | Visual Inspection | Visual Inspection | Washout | Exterior Painting - 1 Coat system |
| 94,325 | 94,325 | 94,325 | 94,325 | 94,325 | 18,921 | 19,591 | 20,285 | 21,003 | 21,746 | 22,529 |

\$481,625

Repairs

Safety Cable Climb
Foundation Grout
New Vent
Screen on the overflow

Compliant with Ohio EPA asset management program
Compliant with Ohio Revised Code 9.29
You can cancel anytime

Includes all engineering
Includes all Permitting with OEPA
Exterior painting - washouts/visuals included in future

Emergency Services

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Rye Beach Tower



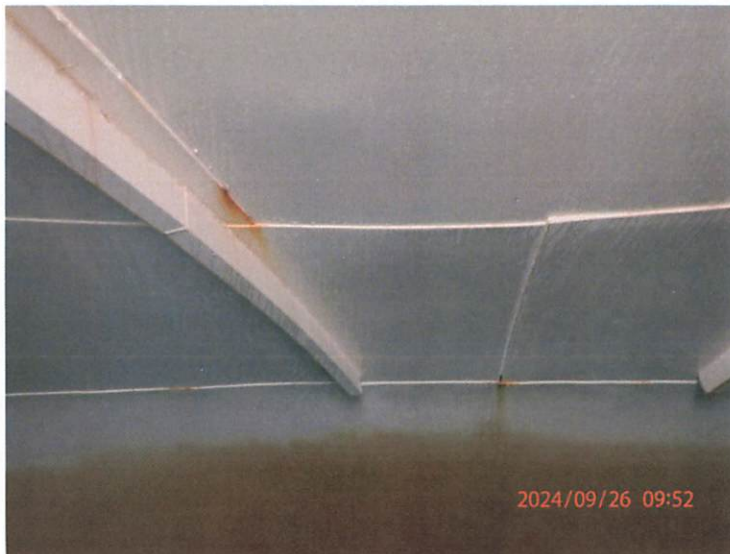
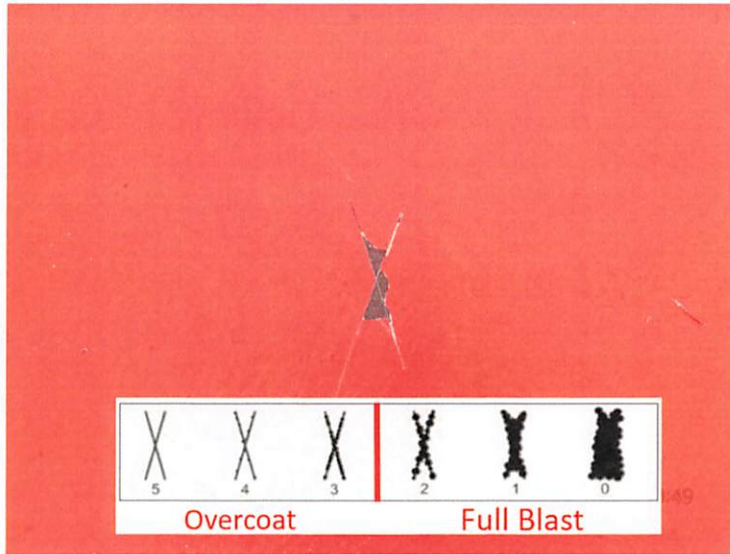
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Rye Beach Tower

- Constructed 1981 (44 years old)
- 400,000-gallon water storage capacity
- Exterior painting in 2022
- This tower will likely be removed from service when the new 2.0 MG water tower is constructed
- Too small for the industrial parkway and Erie County
- If it were to remain in service, it would require a full blast in 6 years or in other words \$1,000,000.

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Cost Analysis

- Maintenance program will cost:
- \$2,497 annually
- \$24,970 total over 10-years
- The initial maintenance needs to be performed to bring this tower up to code. However, this can be provided as a service item and does not necessarily need to be on a contract.

