

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Work Session of Tuesday, January 28, 2025 at 5:30pm**

**Call to Order**

The Mayor called the Huron City Council work session to order at 5:30pm.

**Roll Call**

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

**Old Business**

None.

**New Business**

**Capital Project Review**

Mr. Lasko said this work session came out of a conversation at a Council meeting several meetings ago in the wake of the failure of the income tax ballot initiative in the fall. There was a request by Council to revisit our Capital Plan earlier on in the year than we typically do in the fall. They put together a short presentation approximately 5-10 minutes long to at least guide the discussion. Mr. Hamilton will walk through a look at our General Fund with the capital projects included. This would first assume that they are going to be doing all of the capital projects, which is not likely to be the case. Secondly, they will review the list of capital projects on the list approved as part of the budget process last year. To guide the discussion, staff has taken some time to come up with some recommendations, which will be looking at project they think the City can still move forward on. They also have projects in the Capital Plan that are funded by separate funding sources, such as a TIF, or we already have grant funds. They assume that the projects funded by those separate funding sources will be moving forward. There are two more categories: projects they think are still worthwhile but probably need to be put on ice for 2 or 3 years, and a list of things that are very far out and would be more a luxury than a necessity. They will then revisit the budget based on those recommendations to see how that impacts the General Fund. They will then open it up for discussion.

Mr. Hamilton advised Council that they would be seeing a lot of information tonight. He referred to a spreadsheet displayed on the monitors in Council Chambers (copies of all spreadsheets discussed in the work session are attached hereto and incorporated herein by reference). He said the first spreadsheet has nothing in it apart from the General Fund balance. This is where the budget stands right now, and this is what the General Fund looks like going out through 2034. Everything Council discusses tonight will be based off this fund balance as budgeted. As they add and remove stuff, they will see how it affects that General Fund balance. Mr. Hagy said some of the projects on the Capital Plan like water and HPP do not come from the General Fund. Mr. Hamilton answered that is correct, and he will cover what is actually included – this discussion will only be General Fund-funded projects (General Capital Projects). There will be no water or HPP projects included, as they are funded by their own funding source.

The pressures on the General Fund are the usual things that see during the budgeting process: the departmental subsidies, capital equipment, capital projects and debt payments. This is the starting point before they even talk projects. This spreadsheet has stripped out all of those external or self-funded projects. The projects have been broken down into 4 main categories. The "In Progress" ones are the ones they are already currently working on; they have dollars invested in them and they have a firm schedule plan to work through these projects. These projects include the S. Main Street Corridor, which is in the middle of the design phase, repainting of the bike lanes for next year, Route 6 Phase II, which would be Route 6 heading out of town, the roundabout and closing Jim Campbell, and their year road maintenance projects. They try to put \$300,000 to \$500,00 into the road maintenance account so they can keep on their general road maintenance for which they cannot receive outside funding.

The "Funded Projects" are those funded either by grants or by a TIF or other form of self-funding, and are outside of their enterprise funds. These projects include the Cleveland Rd. E. Sidewalk Project (funded by ODOT, the Township and \$18,000 from the City), and the ConAgra sea wall (intended to be funded by the ConAgra TIF once it's set up and the development is completed).

The "Hard Look" projects are those they know people want and they agree that they are important projects, but they are not started or planned and they don't feel they are projects that must be done immediately. He does think that they need to keep talking about them, however. There is a lot of resident request and pressure for the Quiet Zone. They all drive Berlin Road every day and see all of the families walking on the road, and the City has a park there. They have tried to obtain funding for that project many times over the years, and they will keep doing so. That is one of the projects that if they ever come across a funding sources, it would definitely rise back up. They don't want to drop those off the horizon, but they also don't want to look at doing them short-term; that is how staff sees it.

The last group is the "Push" list. These are the projects that would be great to do, but realistically, can we afford them and is it really a priority for the City? This includes the Service Center relocation and the Huron Boat Basin overhaul. These are projects that, if they came across capital funds for some of these, they would go and look at them or partially do them. A lot of the projects in this category have big price tags that would be really hard for them attain, with not having the extra revenue coming in from the income tax.

This is the starting point, their "as is" projection. The spreadsheet shows the how much the debt payments for projects currently in the budget over the next 10 years, on a yearly basis. The General Fund line item shows the cash coming out of the General Fund to pay for road resurfacing and projects like that. The General Fund Balance reflects the dollar balance as you move through the years. They are looking at a nearly \$2.5 million deficit, as it stands right now. This is not all driven by capital projects – this has all of the pressures on the General Fund built in. This shows how much extra debt they would be putting on top of the almost \$800,000 they already pay on debt. That line shows how much they would be adding on top of the existing debt on a yearly basis. Mr. Hagy asked if there were assumptions made for revenue in each year. Mr. Hamilton answered that the revenue is built into the General Fund balances. If they bring revenue in, such as income, etc., all of that is built into the General Fund balance. When they look at revenue and expense for capital projects, they look at the grant funding or the loan coming, the capital expense going out – this shows the actual debt payments of any debt left over. If they obtain a low-interest loan or bond it out, that is where the debt is coming in. Mr. Hagy asked, in 2025, is there an assumption for some additional tax revenue in that year? Mr. Lasko answered that they budgeted an additional 3% in

revenue. Mr. Hamilton explained that these numbers are based on the budget passed that went out through 2034. They put a 3% increase on every revenue source in line with their expenses. Mr. Claus asked if this includes all of the projects on the list. Mr. Hamilton answered that it includes only those projects that have a year assigned to them.

Mayor Tapp asked if they already have some funding for the Boat Basin. Mr. Hamilton answered that they received \$200,000 for the Boat Basin. Mayor Tapp said that it is a funded item, and they have to use that money. Mr. Hamilton said they will use that money (it is in the budget), but the \$4 million is the full project. Mr. Claus said they will pull something out of the \$4.3 million to use the \$200,000. Those funds will have to be used.

Mr. Hamilton added that they also have grant funding for the South Main Street improvements, and that is calculated into the debt payments. They have already removed that grant funding from the total cost of the project. Whatever debt is left, that is what is shown on this spreadsheet. Mayor Tapp said his concern is that any funding they receive for these projects must be used, because if they don't, they lose it and it is going to be tough to get it back further down the road. Mr. Hamilton said anytime they receive funding from ODOT, Erie County or any other partners, it is assigned a financial year, and that is when you are supposed to use it. When you don't complete a project for which you have funding, you get penalized by those funding partners. This also happens if you push a project outside of your funding window. US-6 Phase II is a perfect example. If the City decided to back away from that project and gave the \$1.1 million back, they would have a lot of black marks on them the next time they went to try to get funding for another project. There are pros and cons for how they look at this. Long-term, it is never good to give money back – it is not appreciated, and it will be noted. Additional debt payments would be over \$1 million each year.

The In Progress projects include the South Main Street Streetscape and US-6 Phase II. Going out to 2028, the General Fund is still looking okay, but not great. A lot of the debt is a 15-year debt at 5-6%. That's a lot of additional money to spend. They have halved the debt on a yearly basis running out through 2024. He referred to the spreadsheet that included the current project and the projects they want to take a hard look at. If they kept the Hard Look projects on, it would bump them back to \$705,000, and the General Fund is starting to drift back out again. The only project not included would be the Service Complex, which was in the Push column. Mr. Hamilton estimated the Service Complex would result in an additional \$300k-\$350k in debt payments each year.

The remaining projects, as they look at the other pressures for the General Fund, keep getting pushed out. As the debt evens out and interest rates come down, the goal is to try to keep the fund balances upright instead of underwater. The two main projects that are committed to at this point are the ones staff recommend we should continue down the path with these projects. Each of these projects is scalable. They need to decide what those projects look like and the priority order Council is looking for when it come to these projects, the project list and the scope of those projects.

Mayor Tapp pointed out that the budget is not prepared to rely on something like an income tax increase passing. The budget was prepared based on the City's current income and expenditures. It concerns him that the Rye Beach waterline upgrade was included on the capital projects list in 2022 was estimated \$805,000, but it is now estimated at \$1 million. If they put off a project, they will have to weigh whether they are saving money or will they lose more money in the long run? Mr. Hamilton added that deferred maintenance always comes with additional cost. It's not just inflation, it's the backlog you end up with

when you start deferring maintenance. They are still playing catch-up with a lot of the road resurfacing. It takes a long time to catch up. To keep pushing maintenance over a long term is always dangerous because it is hard to catch up. If it is done in a controlled manner, they can control the budget and keep moving forward.

Mr. Hagy said no matter what they do here, they are only pushing the inflection point out, so capital projects are not going to get the City out of the red regardless of what they do with them, so they have to make tough decisions such as road replacement and other things can't put off or have to do. We have to find another way to fund it, whether it's a levy or some other way to fund it. We are not solving any problems with this discussion – they are just kicking the can down the road 2-3 years. Mr. Hamilton said this goes back to the original chart; there are only two ways to fix the General Fund issue, and capital is a portion of that. When you are spending \$500,000 a year for road resurfacing and \$800,000 a year for debt payments, that's a big drain on the General Fund, but you have your operational costs, as well. Every year, Parks & Rec, Police and Fire are all costing them more. There are a lot of other pressures on the General Fund. It is easy to say we must hold back capital projects as it is not a priority for Council. There is another conversation coming that goes a lot deeper into where the rest of those pressures are and how we fix this. Mayor Tapp asked if taking the road resurfacing to \$250,000 helps or use assessments as the City has done in the past. Would not providing leaf pickup help? When the leaf truck goes down, that is a big expense. Would we able to replace it now, probably not.

Mr. Hagy said it's Council's responsibility to make sure the General Fund does not go negative. They have got to figure out how to do it, whether it's a reduction or elimination of services, or finding a different way to fund services. If they make a tough decision and they later get a grant, then they don't have to take that tough action, but it seems to him that their responsibility is to make sure it doesn't go below zero. Mr. Claus commented that they only push the deficit issue from 2030 to 2032 by taking all of these projects out. As much as possible, it is really important to keep up with the maintenance side of those things we already have. In lieu of adding something new that is not only going to cause the City to incur debt but is also going to have some cost to maintain in the future, they should keep up with the maintenance and not let infrastructure fail or get in disrepair. Even though everyone wants a quiet zone, they are not going to do the quiet zone at the cost of having a bunch of streets in horrible shape.

Mr. Artino said that while he agrees with a lot of things that are being said, he thinks there are some things he thinks are very important to this community. Those are the things we must make sure we continue to have. He thinks we must stick with the roads, water, safety improvements and operations. That means a lot to our citizens and it means a lot to him. As far as he is concerned, he thinks they should sit down and prioritize everything else if the money is there. If the money is not there, they don't do it. Mr. Hagy asked about not going below 15% on the General Fund, is that state or federal law? Mr. Lasko answered that he doesn't believe it is either, it is a "best accounting practice" to be between 15-25%. There would be no law broken if they ran below that amount. Mr. Artino asked how much the roundabout in the US-6 Phase II is going to cost the City. Mr. Hamilton said they are still trying to get an engineer's estimate on that but thinks that the project will probably be around \$3.5 million to do. If he had to guess, he would say the roundabout itself would run about \$1 million of that. Mr. Artino asked why we are doing it when we don't even need it. There are projects that aren't really needed, and maybe they're being forced on us by the State. He would like to know exactly how much money is coming in. If they have development at ConAgra and development anywhere else in the City or from recreational marijuana. We don't know how much money we have coming in from that, yet. In another year, they will have a little better idea.

Mr. Lasko said the silver lining, if you want to call it that, is they are looking at a projection 7-8 years out that they know is going to look different 6 months from now based on potential revenue streams. They are assuming no more grant funding on these projects than what they are currently sitting on. This is something that is going to be scrutinized annually as they see what changes from an income tax revenue standpoint and a recreational marijuana and sales tax standpoint. In addition to this changing every 6-12 months is that any project in which you are looking at utilizing general obligation debt gets a significantly higher level of scrutiny than it has in years past. The ConAgra seawall and east side sidewalks are for all intents and purposes 100% funded with no impact on the General Fund or general obligation debt capacity. Any other project where they are taking out general obligation debt raises to a high level of scrutiny of whether the project is important enough or do you value engineer the project in some form or fashion to minimize the scope of work you doing that makes it much more affordable or aligns with the grant dollars they are sitting on in way that doesn't jeopardize those funds. Mr. Claus asked whether the roundabout is done or not, they are sitting on over \$1 million of grant funds that they don't want to lose and get a black eye. They need to look hard at to determine what is needed to keep all of that grant funding and still do an improvement that is needed and has been talked about since before Covid. He doesn't think the grant was contingent upon it being a roundabout, that is something that came up afterwards. Mr. Lasko said of the \$1.1 million the City received, about half was just for resurfacing regardless of what the City does, with the other half being based on the elimination of the signalization at Center Street. You could still technically do that without a roundabout, but he thinks without having that roundabout and that entry by the school, it puts a lot of pressure and vehicular traffic into the neighborhood. You could scale that project back and the most you would have to give back is \$500,000. The only downside is that you would have a black eye with Erie Regional Planning if you gave that money back when they go for future funding. The black eye may be worth it if it saves us \$1.5 million in debt. That and South Main Street, just because they are in the design phase, are going to be highly scrutinized over the next couple of months.

Mr. Biddlecombe said that in his opinion, Route 6 Phase II has to happen. He has received so many comments from people, on Center Street alone, who are looking forward to it from a safety standpoint. There is benefit of eliminating what he believes is the worst intersection in town. Because we have publicized something that show what it will potentially look like, people are looking forward to it and he has heard positive comments about the roundabout. Years ago, that was a very negative issue when it talked about for Berlin Rd. People are now saying we should have done the roundabout at Berlin Rd. Because this project is so far along and we already have the money, maybe we can use the extra money left over from Sawmill Parkway – maybe that can be transferred over to help some of that. That one should be kept on the table. Mr. Hamilton said the Route 6 project is at the point where they need to look hard at what they want to do. They are in the design phase and to design all the way through the roundabout will be exponentially more than what it would be for a resurfacing project. If they don't close down Jim Campbell and open up at Liberty, they would lose the opportunity to really change the traffic flow in the City for the schools. How do they want to do it – do they want to put a roundabout in there, or just put in a right-in/right-out in there? There are options, but they really need to decide pretty quickly which of those options is Council's preference. Once they have the engineer's estimates, they can have the conversation. There is a chance they can put these projects out to bid and segment it out so they can understand the cost – if we do this, then the roundabout cost is this much more, and a right-in/right-out would cost this. They are committed to doing the cost of the design at that point of the bigger roundabout project.

Mr. Artino said all they need to satisfy what Mr. Hamilton is talking about is a way to get off of Jim Campbell. What is more expensive, a roundabout or a ramp coming out and making a righthand turn. Those are the kinds of decisions they are going to have to start making. Mayor Tapp said that he heard a lot of negative comments back when the Berlin Road light was taken down, but now people wish we had it. People don't like change until it changes. Roundabouts are safer. They can save money on a lot of projects – there are always ways to save money. He always looks at the safety factor. Mr. Biddlecombe added that with the schools now talking about the option of refurbishing the high school and adding an addition, there would be a middle school on the same site with more students, more parents and more traffic. Mayor Tapp said Council is going to have to come up with some decisions soon. We want to make it safe for the schools, but we need to find out numbers. Mr. Hamilton advised that if the schools end up expanding, a right-in/right-out will not be able to handle that amount of traffic – you will have to move over to a roundabout to handle additional traffic there. There are traffic counts and studies that go along with this – there will be data and science behind it when staff comes with a recommendation. He understands it will always be about the dollars and cents at the end of the day, but there is a lot of science that goes into the decisions.

Mr. Claus said that some of the renderings of the roundabout included a pretty landscaping pod in the middle with the big sign... at the very least, they could cut that cost by just having grass there. He thinks it is important long-term to do the roundabout. Are the engineers going to design a roundabout and a right-in/right-out to the point where it can be bid for the same price? Mr. Hamilton answered that for them to take the survey work that has been done and remove the roundabout would be a minimal additional cost. They are already resurfacing up to where they start changing the road and are already going to have, for all intents and purposes, a right-in/right-out off the roundabout. That would be removing that center point and not touching the other side. Mr. Claus said Council has had multiple presentation about the various options there and discussions about the roundabout is important to slow down traffic coming into town from the west, not to mention traffic from the high school and getting rid of the intersection at Jim Campbell. It is worth recircling back on some of that, even without the design being completely done and some of data OHM had. They have been running with the roundabout for a while, and while it needs a hard look, he would hate to see that one go away. It would end up as something they are not happy with without the roundabout. A decision needs to be made soon. Mr. Hamilton said if he asks the designers to add in a right-in/right-out option, that will buy them some time. Council will then be able to look at all of the options at the same time. They will then understand when they go out to bid what each alternate would cost. He reminded Council that one of the reasons they didn't stay with the right-in/right-out option was that a lot of them weren't comfortable with the right-out using the Michigan left to go back into town. With increased traffic volume, that would become exponentially more problematic. Mr. Claus reminded everyone that a right-out at Liberty means you must go west first, and then use the Michigan left by Fabens Park to flip back around. Mr. Biddlecombe added that the speed limit is 55mph there, so you are pulling out in front of traffic that is already going fast. There would be a left-in included.

Mr. Hagy asked if this work session is just to inform, or is staff looking for feedback. Mr. Lasko said they certainly want feedback. What they were hoping to accomplish was: (1) they have a few projects that are in progress that he thinks will have to be subjected to scrutiny and review over the next 2-3 months now that they are in a different spot then there were when these projects starts (S. Main Street Streetscape and US-6 Phase II), and (2) more importantly although this is just staff recommendations and subject to

Council feedback, they wanted to take a first stab at looking at the capital project list and determine if staff should put significant effort into the projects at the bottom half of the list. While they are always looking for revenue for the Boat Basin overhaul, he thinks those wish list items are not currently a responsibility of the City, so why create a responsibility? They took a first pass at those projects they want to keep top of mind and continue to look for funding sources for, such as Berlin Road sidewalks and the quiet zone. Why create more liability without a way to fund them? The hope is that this work session will give staff some guidance on where to deploy their time, at least for the next 1-3 years, subject to Council feedback or direction. Mr. Hagy asked if there are any ramifications for pushing any of the hard look or push projects. If they don't do stormwater management, do they then have a stormwater issue. Mr. Hamilton said that project relates to the second part of the Stormwater Management Plan. They did the first part, which was collecting the inventory. That second part would analyze the inventory and the water flow through it, which is really good information to have, but at the end of that they are going to end up with another capital projects list because of all the problems they find when they do that analysis. That one is a double-edge sword. Mr. Claus said if they don't have the information, then they can't make a plan. Mr. Hamilton said this would be creating a plan to put on the shelf. If they get a plan and can't do anything with it, they spent money just doing a plan. If they see additional revenue coming in and think they can start working on the stormwater system, that would be the time to go back and look at it. Now that they have the inventory, the timing of the analysis isn't relevant.

Mayor Tapp said if something happens during the year that is costly, they would have to decide to replace, fix or do away with it. They can't know what is going to happen.

Mr. Hagy said S. Main Street is a \$2.5 million problem. They received \$600,000 and the City is putting up \$2.2 million. What if they just use the \$600,000 and don't borrow the \$2.2 million. He would love to see S. Main Street refreshed in the vision they all looked at, but that's \$2 million and they have a \$3.5 million problem. Mr. Lasko answered that after the decision is made on US-6 Phase II, S. Main Street is the next conversation. Part of that funding is ARPA funds, which they can use on anything. The remaining balance of the funding, which he believes was more specific to road resurfacing. Things like widening sidewalks and enhancing landscaping, bike lanes, etc. can be done away with. Mr. Claus said that should be a fairly scalable project.

Mr. Hagy said what he is worried about is that this doesn't do very much to solve the problem, so next they would move to capital equipment. That stuff is expensive, but it's not going to solve the problem. Then you get down to operations and that's where you are hitting pocketbooks. Let's do as much damage to the problem as they can here – there are a lot of people that want a quiet zone, but if we never get it..., or S. Main Street streetscape. If people have to start paying for water lines or street resurfacing in front of their house, that is an immediate hit to their pocketbook. We are just not doing much damage. Mr. Lasko answered that he is right, there is a broader discussion they spent a lot of time on through the income tax process, which is they could stop doing capital projects and still have a problem. It's a significant revenue issue, as well, in terms of you can't have a state minimum income tax and a levy that's 25 years old that has never increased in value. Mr. Hagy said it is only a revenue issue because prices are going up, and revenue is not. The voters have spoken and it is now their responsibility to make that line not go to zero (and not even go under \$1 million). That is a \$3.5 million problem they have to solve, and they are not going to get there by pulling a tree or two out of the S. Main Street landscaping.

Mr. Artino thinks the problem is that up until just a few months ago, we sent a mixed message that the City was in great shape. We had all of these projects planned and there was no mention of where we were going to be in 3 or 4 years, then all of the sudden a few months ago it's like, hey, in 3 or 4 years we are in trouble. I think we sent some mixed messages, part of that is our problem. On the other hand, whoever's problem that it, it has got to get fixed. For him the priorities are safety, streets and water. The City went for years without addressing a lot of those, and he never wants to see that again. He agrees that it is going to cost us twice as much down the road when they can finally address it. If they work on that and eliminate the projects like the quiet zone and S. Main Street improvements, then the citizens will have to make a decision. We have to quit sending mixed messages.

Mr. Hagy said he doesn't know if he agrees with the mixed messages. Mayor Tapp agreed, saying they have been dealing with this in the Finance Committee for over a year, and these charts have been on there and available to everyone – available to Council – and they saw everything. I will disagree with that. Mr. Hagy said he could never have foreseen a 40% increase in our biggest base cost, which is healthcare. That blew his mind. He doesn't know that there was a mixed message in the years prior. Mr. Artino gave the example of the City buying a park and turn it into a park and what is that, it is another burden on our services department. Why did we do that? Mayor Tapp said that came to Council. Mr. Artino says he know, and he voted for it. During the Council election, the City was in great shape, he said that himself and he wasn't even up for election then. He doesn't we blame it all on the taxpayer. Mr. Hagy said he's not blaming anything on the taxpayer. Mr. Artino said it sounds like the taxpayers are going to have to figure it out. No, we are going to have to figure it out. He thinks they should give staff some recommendation on priorities, on policy and what is important to Council, and what is important to the City. There are a lot of people who don't care about roundabouts and quiet zones. Their families have been here for a long time and they are happy with the way things are. Mr. Hagy said they get their priorities from the citizens. Mr. Artino said there are some things they have to prioritize and see how the citizens feel that they agree with us. That is the direction we should be giving staff – direction on what's a priority. Once Council puts this all together, they will publish it and let citizens know this is what we are going to do, this is what we are going to cut out temporarily, and then a list of what we are not going to do at all – and we get feedback. Our role here is to give this staff direction on what's important to the citizens of this community.

Mr. Hagy said he thinks that is exactly what we are doing right now. Council agreed that the push list should be forgotten about for now. Mayor Tapp asked, what if the community says they want the quiet zone. Mr. Artino answered that then you go back and explain it to them again and say we can't do that unless you do this. We have to show that we are trying our best to fix this so we don't end up in the red. Mayor Tapp said he thinks Council members are all saying the same thing, but you can't you want the community to make a decision. You can't say we are going to cut this if the community wants it. Mr. Artino said they had better find out what they want us to cut, then. Do they want us to increase water, do they want us to quit fixing roads? Mr. Hagy questioned how they would even do that. Mr. Artino said you can do that several different ways, but you are going to get the feedback. They have all heard different things from different people.

Mr. Artino said they should give some direction to staff to work on before they leave at 6:30pm. Mr. Hagy said he doesn't think they can do anything below item 10, and everything above 10 needs to another look. The other members of Council agreed. Mr. Hagy continued that they also have to look at capital equipment and then operations. Mr. Claus said Cleveland Rd. and ConAgra are funded, so it's really the in-progress stuff that they have to look at. Route-6 Phase II is the number one priority, and then S. Main



Street is number two. Cutting S. Main could save \$2 million if the City doesn't fund everything. Mr. Artino said it doesn't help with the bottom line, but it helps with the citizens. Mr. Claus said it does help, but it doesn't solve the problem.

Mr. Hamilton explained that when the Finance Committee says the General Fund is in good condition, they are generally looking out 1-3 years. You can see that in here. This is still classed as a healthy General Fund. With the capital projects, you tend to look at the tail end. He just wanted to clear that up. The General Fund is still healthy at this point, and it is for the next few years. It's past those next few years they need to start looking at. They are starting now so they are not scrambling two years from now.

**Motion by Mr. Biddlecombe to adjourn the 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:**                **Biddlecombe, Artino, Claus, Tapp, Grieves, Hagy (6)**  
**NAYS:**             **None (0)**

There being a majority in a favor, the motion passed, and the work session was adjourned at 6:30pm.

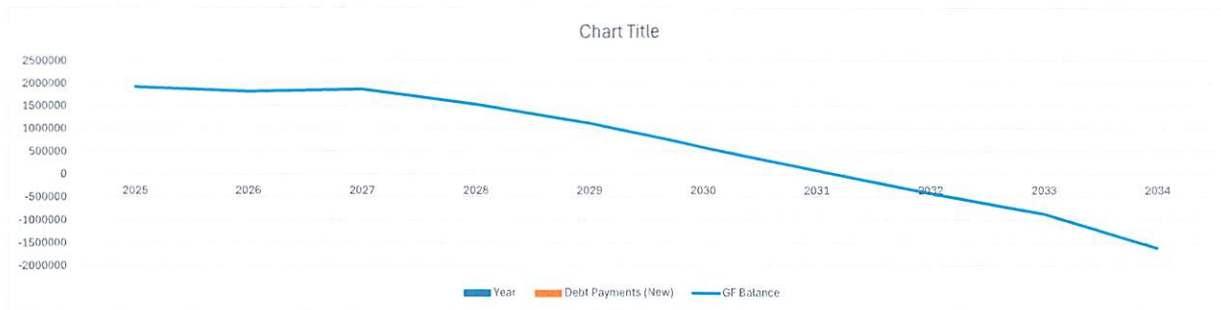
  
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Terri S. Welkener, Clerk of Council

Adopted: 11 FEB 2025

Priority	Project Name/Description	Year	Total Project Cost	Debt Amount	General Fund	TIF Funded	Debt Retirement Per Year	Debt Retirement Period	Total Principal	Total Interest
<b>In-Progress</b>										
IP	South Main St. Corridor	2025	\$2,850,000.00	\$2,219,292.00	\$0.00	\$0.00	\$208,770.00	15 Years	\$2,200,008.00	\$931,542.00
IP	Bike Lanes Paint	2025	\$275,000.00	\$0.00	\$275,000.00	\$0.00				
IP	Rt6 Improvements - Phase II	2025	\$3,751,600.00	\$2,741,600.00	\$0.00	\$0.00	\$270,000.00	15 Years	\$2,889,129.00	\$1,160,871.00
IP	Yearly Road Maintenance	Yearly	\$500,000.00		\$500,000.00					
<b>Funded</b>										
F	Cleveland Rd East Sidewalks	2025	\$807,303.00	\$0.00	\$18,445.00	\$0.00				
F	Conagra Sea Wall	2025	\$4,850,000.00	\$4,850,000.00	\$0.00	\$4,850,000.00	\$260,000.00	15 Years	\$1,846,372.00	\$2,053,628.00
<b>Hard Look</b>										
HL	Quiet Zone - Railroad	2027	\$1,200,000.00	\$1,200,000.00	\$0.00	\$0.00	\$114,000.00	15 Years	\$1,202,000.00	\$508,000.00
HL	Berlin Rd Sidewalks	2027	\$1,000,000.00	\$1,000,000.00	\$0.00	\$0.00	\$113,000.00	5 Years	\$498,863.00	\$66,137.00
HL	Stormwater Management Plan/Data Analysis	2025	\$98,000.00	\$0.00	\$98,000.00	\$0.00				
<b>Push</b>										
P	Service Center Relocation River Road	2027	\$2,400,000.00	\$2,400,000.00	\$0.00	\$0.00	\$228,000.00	15 Years	\$2,403,772.00	\$1,016,228.00
P	Norfolk Land Purchase - River Road		\$1,000,000.00	\$1,000,000.00	\$0.00	\$0.00	\$110,000.00	15 Years	\$1,518,942.00	\$518,942.00
P	Indoor Fieldhouse		\$3,600,000.00	\$0.00	\$0.00	\$0.00	\$264,000.00	15 Years	\$4,568,192.00	\$1,868,192.00
P	Nickel Plate Beach Acquisition and Master Plan		\$250,000.00	\$0.00	\$250,000.00	\$0.00	\$0.00	15 Years		
P	Waterfront - Showboat		\$2,000,000.00	\$2,000,000.00	\$0.00	\$0.00	\$210,000.00	15 Years	\$3,037,844.00	\$1,037,844.00
P	Waterfront-Lakefront Park		\$6,500,000.00	\$6,500,000.00	\$0.00	\$0.00	\$658,200.00	15 Years	\$9,873,124.00	\$3,373,124.00
P	Waterfront-WTP Beach		\$2,800,000.00	\$2,800,000.00	\$0.00	\$0.00	\$280,000.00	15 Years	\$4,253,038.00	\$1,543,038.00
P	Huron Boat Basin Overhaul		\$4,300,000.00	\$4,300,000.00	\$0.00	\$0.00	\$431,000.00	15 Years	\$1,531,451.00	\$2,231,451.00
			\$38,181,903.00	\$31,010,892.00	\$1,141,445.00	\$4,850,000.00	\$3,146,970.00		\$35,822,735.00	\$16,308,997.00

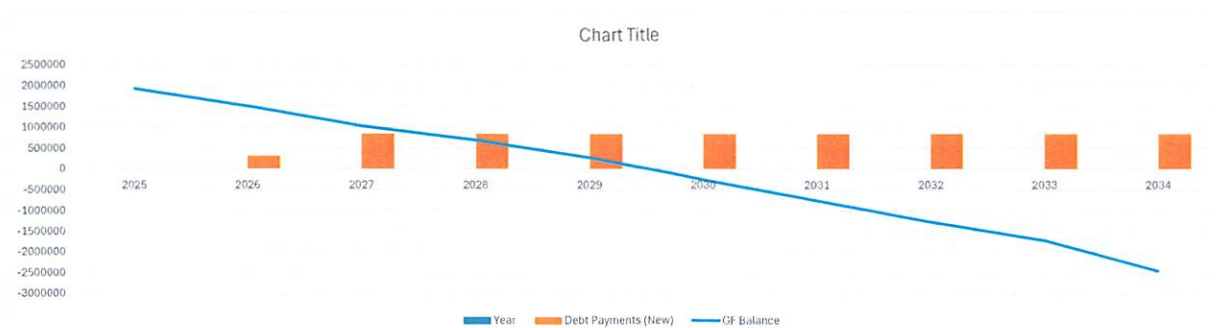
### Zero Projects

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Debt Payments (New)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Fund	\$516,445	\$350,000	\$350,000	\$150,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
GF Balance	\$1,920,102	\$1,818,397	\$1,872,893	\$1,539,796	\$1,116,547	\$582,907	\$82,707	(\$424,207)	(\$871,893)	(\$1,617,924)



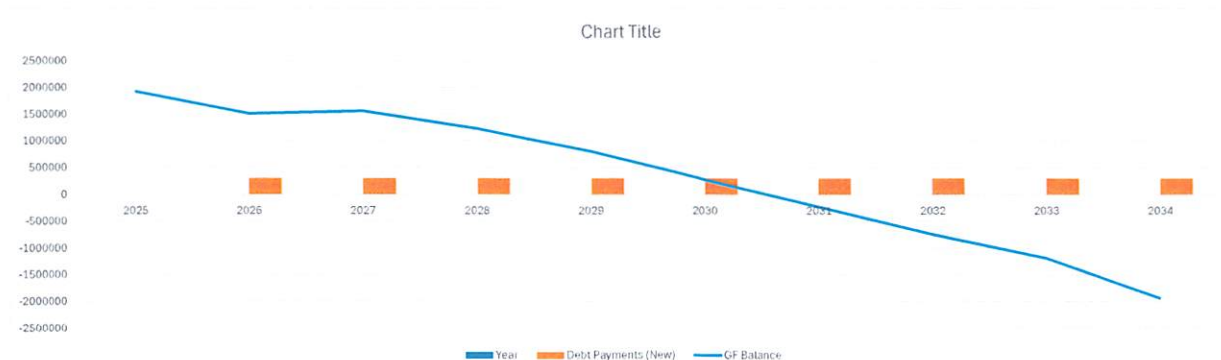
### As Is

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Debt Payments (New)	\$0	\$314,000	\$848,000	\$848,000	\$848,000	\$848,000	\$848,000	\$848,000	\$848,000	\$848,000
General Fund	\$516,445	\$350,000	\$350,000	\$150,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
GF Balance	\$1,920,102	\$1,504,397	\$1,024,893	\$691,796	\$268,547	(\$265,093)	(\$765,293)	(\$1,272,207)	(\$1,719,893)	(\$2,465,924)



### In-Progress

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Debt Payments (New)	\$0	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000	\$314,000
General Fund	\$516,445	\$350,000	\$350,000	\$150,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
GF Balance	\$1,920,102	\$1,504,397	\$1,558,893	\$1,225,796	\$802,547	\$268,907	(\$231,293)	(\$738,207)	(\$1,185,893)	(\$1,931,924)



### Plus Hard Look

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Debt Payments (New)	\$0	\$314,000	\$541,000	\$541,000	\$541,000	\$541,000	\$541,000	\$541,000	\$541,000	\$541,000
General Fund	\$516,445	\$350,000	\$350,000	\$150,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
GF Balance	\$1,920,102	\$1,504,397	\$1,331,893	\$998,796	\$575,547	\$41,907	(\$458,293)	(\$965,207)	(\$1,412,893)	(\$2,158,924)



