



CITY OF HURON  
CITY MANAGER'S REPORT

July 18, 2025

Stuart Hamilton, Interim City Manager

## DONATIONS

[Donation Description]: The City has received a donation from an anonymous donor in the amount of \$167,500 for the purchase of a new Marine Patrol boat. We would like to thank this donor on behalf of not just the City, but also all of our residents and visitors that this boat will keep safe in years to come!

## ECONOMIC/COMMUNITY DEVELOPMENT

**ConAgra:** As required by ORC, the City sent the required notice to Erie County with our intent to ultimately approve an Incentive District TIF on the site to pay for the costs of the seawall. The County did not formally object to the TIF and the TIF was approved by Council on April 8, 2025, and submitted to the Ohio Department of Development on April 9, 2025.

The City is finalizing the process with ODNR to formally dedicate a portion of the ODNR boat launch property as public right of way – the preliminary dedication plat has been sent to Erie County for review and will be legislated by Council and signed in the next few weeks. As part of the plat, the City is providing a temporary name for the new roadway for purposes of getting the plat recorded as possible – which will be simply “Access Street.” Ultimately, the new public roadway will need a permanent name, and the staff is proposing calling it River Road as a continuation of the existing River Road – south of Rt. 6 – similarly to how we treat Berlin Road.

The City is putting the finishing touches on a joint easement agreement with ODNR which will permit the City temporary construction easements outside of the formal roadway while also providing ODNR an access easement for the property that is being dedicated as public right of way to ensure people have perpetual access to the boat launch.

USACE issued the permit for the Seawall project. We are waiting for confirmation that ODNR does not have any additional requirements. KS will prioritize the design completion and approval process, so we are ready to issue it at the correct time.

The developer's plans were approved at the Planning Commission and Design Review Board meeting on June 18<sup>th</sup> 2025 and forwarded on to Council for approval. A public hearing will be scheduled for the Council meeting August 12<sup>th</sup>. 2025.

**River Rd. Land:** The interested developer was unable to make this a viable project and will not be purchasing the land. We will continue to work with interested developers to bring this land to its fullest tax generating potential.

## INFRASTRUCTURE/STREETS/UTILITIES/IT

**East Side Sidewalks:** Staff have recommended contracting with RMH Concrete for this project. The project is expected to be substantially completed in 2025.

It should be noted that the bid came in roughly 50% lower than projected – meaning the City has excess grant funds from ODOT and Erie County Regional Planning. Staff will soon be engaging each entity about the possibility of moving these funds to other relevant and eligible projects, but our only option is to return any unused monies.

The closing date for the RFQ for construction inspection and construction administration was June 3<sup>rd</sup>. We received a single RFQ, so the city will now enter into negotiations on pricing for these services.

The contracts for construction and for construction inspection have been awarded. A Pre-construction meeting was carried out on July 14<sup>th</sup>. A project schedule will be forthcoming.

**Route 13 Crosswalks:** Staff have recommended contracting with DL Smith for this project. The project is expected to be substantially completed in 2025.

The closing date for the RFQ for construction inspection and construction administration was June 3<sup>rd</sup>. We received a single RFQ, so the city will now enter into negotiations on pricing for these services.

The contracts for construction and for construction inspection have been awarded. A Pre-construction meeting was carried out on July 14<sup>th</sup>. A project schedule will be forthcoming.

**Sawmill Parkway Reconstruction:** Staff and EDA have finally closed this project out. The City will now receive its final disbursement of \$107,000. Again, we are very appreciative of all our funding partners that made this project possible.

**South Main Street Streetscape Design and Engineering:** The City has received updated cost estimates from OHM and is reviewing internally. Once reviewed by staff, Council will be briefed and a work session scheduled to determine if we desire to move forward with the project and if so, whether the proposed scope of work should be amended.

Stage 1 and Stage 2 (combined) plans were submitted to ODOT for review. Comments and clarifications were received back, addressed and resubmitted. Stage 3 plans are now underway.

**Rt 6 Phase II:** The City has received updated cost estimates from OHM and is reviewing internally. Once reviewed by staff, Council will be briefed and a work session scheduled to determine if we desire to move forward with the project and if so, whether the proposed scope of work should be amended.

Phase 1-2 plan set was submitted to ODOT for review and some clarifying questions were asked of us. The City, Transystems and OHM conducted a meeting, and all questions/clarifications have been addressed and returned to ODOT.

Stage 3 plan set was submitted to ODOT 7/3/2025. We will await comments.

**Electric Trail Connector:** The city applied for and was awarded a grant from ODOT (TAP) funding of \$533,000. The project is still in its conceptual phase but will connect the Lake Erie Electric Trail to the soon to be constructed US6 Connectivity multi-use pathway that will run from BGSU to Sandusky and beyond. We thank ODOT for their continued support of our connectivity projects.

## ZONING/CODE/PLANNING

**ConAgra Development:** A second public hearing was held on June 18, 2025 before the Planning Commission to review Landscape, Lighting, Greenspace/Streetscape and Elevations. A recommendation was made to approve the site and design plans with modifications and forward recommendations to City Council. The recommendation report has been submitted to the Clerk of Council pursuant to the process outlined in Chapter 11227 MU-GD and Chapter 1139. This project is now at the City Council level.

A Public hearing has been set for August 12<sup>th</sup>, 2025, 6:30PM in the Council Chambers to approve the submitted plans.

**OJD Holdings LLC Rezoning Application:** OJD Holdings LLC applied on 5-19-25 for the rezoning of three (3) parcels on River Road from I-2 to B-3. A Public Hearing was held at the Planning Commission on June 18, 2025, at which time the application was approved. The Planning Commission's recommendation report was submitted to the Clerk of Council pursuant to the process outlined in Section 1139.06. This application is now at the City Council level.

A Public hearing has been set for August 12<sup>th</sup>, 2025, 6:30PM in the Council Chambers for rezoning.

**Code Enforcement:** There have been 78 cases year-to-date. New cases other than grass/weed complaints include: trash cans left at curb, junk/debris in driveway, right of way work performed without a permit, obstructions placed in roadway related to issues relative to unconstructed public roadways. We have several cases of violations related to grass/weeds that are now at the 3rd offense and mowing continues. Following the mowing of properties, when the city receives an invoice from the contractor, an invoice to the property owner is prepared and sent certified mail. The code requires we give the owner 20 days from the date of the invoice to submit the payment. If not paid within that 20-day period, the case will then be submitted to the Clerk of Council for eventual Certification to the County Auditor annually by the deadline in September.

**Code Amendments:** We continue to document code sections that are antiquated, contradictory, absent and/or unclear as written. As time allows research and documentation into other municipal codes are compiled and are then shared with Administration for review and approval to ultimate introduction to City Council. Staff has accepted a proposal and is working with the consultant to begin review of the Sign Code. Internal meeting schedules with city officials are being scheduled, and an initial meeting with the Planning Commission has been proposed for August 20 during their regular monthly meeting.

**Transient Rentals; Lodging Tax Registration:** The Zoning Inspector has researched properties that appeared to not be registered with the County for Lodging Tax collection. It was determined that many are not renting the properties, while others have since registered. The Zoning Inspector continues to monitor and coordinate with Erie County.

We presently have 13 applications on the Wait List. The database of registered properties and the wait list database are posted on the website.

**Preliminary Reviews:** Staff continue to meet with and/or research inquiries from property owners/applicants contemplating new builds, substantial additions and/or rebuilds. A few of the recent requests have taken considerable time to research and investigate the history of the property, county easements, unconstructed roadways, floodways, and the application of various code sections that can provide formulas Planning & Zoning can use to provide setback relief on unusual nonconforming lots.

**Long John Silvers:** The restaurant has officially opened. Wishing them much success!

## **PARKS AND RECREATION:**

**US Fish & Wildlife Service Boating Infrastructure Grant:** ODNR Parks & Watercraft has received notification from the US Fish & Wildlife Service (USFWS) that our project has been fully approved for selection of funding on the Boating Infrastructure Grant Tier II for \$300,000.

With this approval, the next step in the process will be to complete all required compliance measures. This includes NEPA, ESA, SHPO, a full ODNR environmental review, and final design submission. These items will be compiled over the next few months and submitted to USFWS for review. Please note that USFWS has up to 90 days to complete their review once all documentation is submitted to them.

After compliance approval is received from USFWS, then comes the agreement (contract) process, which typically takes approximately 2–4 weeks. Once the agreement is fully executed and all signatures are obtained, we will receive a formal Notice to Proceed, and the BIG portion of our project may begin.

The plan is to use the \$200,000 from the State of Ohio that we received from the Strategic Investment Funding that was issued last year as the match for a total of \$500,000 to go towards replacement of two dock piers. More info to come.

**Fabens Park Restroom and Concessions Building Painted:** The Fabens Park restroom and concession building was painted by Akzo Nobel employees, who donated their time and materials. We would like to thank Akzo Nobel for their commitment to the community.

**Kids Learn to Fish Day:** The City of Huron Parks & Recreation Department received grant funding in the amount of \$2,500 from the Wightman/Wieber Foundation to support its inaugural "Kids Learn to Fish Day" scheduled for Tuesday, August 12, 2025, at the new Dancing Waters Pond Park located on Berlin Road. This event will provide 30-40 children with an engaging, hands-on fishing experience while also offering an educational component about fishing techniques, water safety and conservation.

**Clock Tower Repairs:** The clock tower at the corner of Main St. and Cleveland Rd. requires replacement of its motors and micro switches. AmeriClock, the company that installed the clocks in 2016, is providing the parts and Brady Signs will be installing them.

The east/west clocks have been repaired. We await the rebuilt motors for the north/south faces.

**Fish Sculpture at Huron River Boating Access Facility:** The Parks & Recreation Department has been working with the Fish Huron Ohio group as they would like to donate a hanging fish sculpture to be located at the Huron River Boating Access Facility. This public art piece will provide fishermen with the ability to show off their catch and take pictures while promoting Huron as a fishing destination. The donation will be made to ODNR and through the terms of the existing MOU, the City will be responsible for managing and maintaining the donation. The art installation would be a stainless-steel sculpture with a concrete base and will be located north of the existing fish cleaning station.



#### K96 Summer Jam:

Come down to the Huron Boat Basin on July 19<sup>th</sup> for some awesome local music, food vendors and more! Festivities begin at 5pm. The event is free and open to the public

**State Capital Budget:** The city has informally been told that we will be receiving \$200,000 from the State of Ohio as part of the first \$350M in one-time Strategic Investment funding. There will be another \$350M announced shortly which is on top of the state capital funding bill. The \$700M is from a one-time allocation of surplus operating funds from the state of Ohio. These funds will be used to offset part of the necessary capital improvements needed at the Boat Basin site. We will keep Council up to date as we get more formal information about this funding.

**Berlin Road Property:** At the final Council meeting in January, it was decided the greenspace on Berlin Road would be renamed Dancing Waters Park – as a bit of an acknowledgement to the family that was responsible for developing the man-made lake on-site. Staff are moving forward with ordering the signage for installation sometime in the Spring of this year.

The new sign for this park is on its way. If the weather holds, the footer will be poured next week in anticipation of the sign being installed when the footer has cured.

**Huron Farmers Market:** The Huron Farmers Market is making its highly anticipated return this summer, bringing with it the spirit of community, fresh local produce, handmade goods, and small business pride. Happening on the 2nd and 4th Tuesday of each month from June-August, 4 PM to 7 PM, the market will take place at Lake Front Park and Beach, 310 Park Street, making it a can Combining two fun activities on Tuesday nights, the Huron Community Bike Ride will be meeting at Lake Front Park at 6:45 PM and encouraging residents to ride through Huron and enjoy the evening together the **2nd and 4th TUESDAY of each month, June thru August from 4pm-7pm.**



## SAFETY SERVICES

**Marine Patrol Boat:** The Police department has been sent a anonymous donation to purchase a new Marine Patrol boat in the amount of \$167,500!! Legislation for the purchase will be presented to Council at the upcoming Council meeting. Funds will not be expended until we have the donation. We are so very excited, and appreciative of our anonymous donor!

**Logan Demuth:** The Police Department hired Officer Logan Demuth as a full-time police officer starting on June 22, 2025. Officer Demuth has seven (7) years of full-time experience and will be replacing Ian Foos, who resigned in September of 2024.

**Jacob Eck:** The Police Department hired Cadet Jacob Eck as a full-time employee starting on June 23, 2025, and is expected to graduate by September 1, 2025. Cadet Eck will be replacing an anticipated retirement this fall.

**FLOCK License Plate Readers:** The first of three new FLOCK cameras included in the 2025 budget were installed on Rt. 6 at By-the-Shores westbound. The last two are expected to be installed by next week. The addition of these three cameras in 2025 will bring our total to eight cameras. The program continues to be a tremendous asset for our police department with investigations and the solvability rate of our hit/skip accidents and thefts has increased exponentially.



## FINANCE

**Income Tax:** Through June, income tax receipts still are trending positively and are 13% higher than this time in 2024. Through the end of June, receipts total \$2.6M. We will continue to monitor receipts and keep Council updated.

**Real Estate Taxes:** The City's first half tax settlement was approximately \$112,000 higher than 2024 receipts. Assuming the second half settlement is similar, the City would anticipate receiving approximately \$225,000 in increased real estate tax receipts due to the re-evaluation process. This would represent an 8% increase compared to last year (City budgeted for a 3% increase).

Monthly Financials (June): <https://stories.opengov.com/huronoh/published/rBF2DUu40>

## WATER DEPARTMENT

### Recent Activity:

- **NOTICE OF FIRE HYDRANT FLUSHING** – City of Huron will flush all fire hydrants beginning July 21<sup>st</sup> and this process will last several weeks. Flushing will begin at the Water Filtration Plant and proceed eastward through the Old Plat neighborhood. Fire hydrant flushing is performed annually to improve the condition of the pipes and ensure that the fire hydrants are working properly. The flushing process moves water through the water mains at a high velocity to loosen any deposits within the system. Customers may experience reduced pressure and temporary discoloration during this process and our staff will, as always, do their best to keep this inconvenience to a minimum. Updates will be provided to notify customers of which neighborhood staff will be working in. For any questions or concerns, please contact Water Superintendent Jack Evans at 419-433-9502.
- Northshore Pump was onsite and performed preventative maintenance on High Service Pumps #3 and #4. They are expected to return to service Low Service Pump #4.
- An insurance appraisal was performed at the Water Filtration Plant and Service Complex on July 16, 2025.
- Disinfectant Byproduct sampling results have been received from the distribution system and all samples were well within the acceptable range.

### Active Project Updates:

**Alternate Intake/Sludge Lagoon:** The design and engineering for this project have been sent to the Ohio EPA for approval. A response from the OEPA was received on 4/4/25 with numerous questions and comments. The largest concern is that the OEPA is requesting 12-months of water quality data from the Huron River. The Water Superintendent inquired with Kleinfelder numerous times over the past 2 years if the city should be collecting water samples for analysis. The city was assured that this was not necessary as this intake is to only be used in an emergency



and will not be a permanent source. The Water Superintendent is awaiting a response from Kleinfelder. Once approved by the OEPA, the project may go out to bid. This project was also nominated for interest-free funding through WSRLA and was approved by City Council on 6/10/25.

**West Side Water Tower:** Landmark Structures had the lowest and best bid in the amount of \$8,413,000.00 and this was legislated at council on 5/27/25. Funding requests for WSRLA through DEFA were approved by City Council on 6/10/25. The loan through WSRLA will be used to fund the remaining balance of the project. An extension was applied for the \$5M grant from the Department of Development was submitted on 6/26/25. Contracts with Landmark Structures were finalized on 6/23/25 and a purchase order was procured by the City, which has committed these funds. Construction must be completed by 8/1/26 and Kleinfelder estimated the project will be completed by 5/31/26. Kleinfelder is working with Landmark Structures to determine a start date for this project.

**Plant Re-Rating:** A response was received from the OEPA on 4/17/25. The Water Superintendent is navigating a response and will accurately provide the information being requested by the OEPA. A professional engineer will be needed to sign off on the project for final approval and this will be provided by Kleinfelder. The Water Superintendent is actively working to resolve these questions with Kleinfelder as the plant rerating is of the utmost importance.

## STREETS DEPARTMENT

**Storm Repair:** While replacing a collapsed catch basin on Laguna Drive, it was discovered that the old, corrugated metal storm crossing had deteriorated to the point of collapse. While our contractor was onsite, the decision was made to excavate and replace the crossing also.

**Curb Painting:** Curb Painting on the east side of River Road has been completed, and this project will continue with the west side of town.

**Fecon Mowing:** Fecon mowing has been completed on Route 6 and Mudbrook Road, with more areas to come.

**Tree Program – District 3:** Resident responses to the tree maintenance letters mailed earlier this spring are picking up now that the weather has improved. There has been a lot of activity by both homeowners and contractors removing and/or trimming trees in the Old Plat neighborhood.

**Sidewalk Program – District 4:** Thirty-nine (39) Courtesy sidewalk maintenance letters were mailed to residents on Friday, June 6<sup>th</sup>.

## HURON PUBLIC POWER (HPP)

**Distribution Rate Study:** This has been progressing for several months. With the increasing costs of maintenance and the additional debt being borne from the purchase and installation of the new third transformer, a rate increase is required. This went before the Utilities Committee for initial review on February 5<sup>th</sup> and was presented to the Utilities Committee one final time on May 7<sup>th</sup> for consideration. The Committee recommended the proposed rate increase, and legislation will be drafted and brought before Council for consideration for three readings in June.

**3<sup>rd</sup> Transformer:** The City participated in a bond ratings call with Moody's during the week of March 31<sup>st</sup> as a leadup to the bond issuance for the 3<sup>rd</sup> transformer. A follow up call was held on April 9<sup>th</sup> to understand our current bond rating (which we anticipate remaining the same – which is a good thing) prior to us going out to the market for bids. Given the limited number of customers on HPP and the fact that they are all private entities, the bonds are expected to be taxable versus tax-exempt, meaning higher interest rates.

These bonds were sold on April 17, 2025 at a rate of 5.55% over a 15-year period. Our excellent Moody's rating helped keep this rate down.

We have had to postpone the expected delivery of the third transformer due to problems with compaction on the substation site. AMPT are working through these issues and once remediated, we will be able to reschedule delivery.

**Switch Gear Delivered:** The switch gear that will connect the new transformer to our existing infrastructure was delivered on May 7<sup>th</sup>. Council previously approved the switch gear purchase from PEPCO in January of 2025 in the amount of \$710,780.

**Expansion Under the Tracks:** This project is progressing well. Electrical cable is still to be pulled, along with dome final restoration work to be completed. This will allow HPP to provide electric service to Sawmill Parkway, with our first new customer expected to join HPP in May of this year.

We completed the final connections and testing on the expansion project. Our contractor will ensure restoration work is completed prior to demobilizing. This is an exciting time for this Utility.

**Electric Aggregation:** The City aggregation program expires in July. Due to the market, we are unable to provide meaningful aggregation pricing and will, therefore, let the program expire. We will continue to monitor the electric market and will aggregate again when pricing makes this beneficial. Residents will be automatically returned to Ohio Edison upon expiration of the program and will not need to take any action. However, we suggest they shop around on their own to find competitive pricing. Sites like Energy Choice Ohio Apple to Apples ([Energy Choice Ohio - Apples to Apples](#)) will present options for Residents to sign up on their own.

**New Customer:** We are excited to welcome our first new customer to HPP since Mucci joined us in 2021. PRIPlus joined us on Thursday 17<sup>th</sup>.

## PERSONNEL

**Police Officers:** The City continues to pursue all avenues to hire Police Officers for our upcoming

retirements.

## AGREEMENTS/CITY MANAGER APPROVALS

**Ohio Department of Natural Resources Letter Permit:** The Interim City Manager has entered into a letter permit with ODNR to install utility lines within a 1.12-acre state-owned parcel that has been dedicated as public right-of-way adjacent to the ConAgra site. The intent is for ODNR to eventually grant an easement to the City for this parcel, but this permit will allow work to occur prior to the recording of the easement. Any work conducted by the City must not limit access to the Huron River Access boat ramp or parking area.

## PROJECTS OUT FOR BID

## CONTRACTS

- Dynegy Electric Aggregation Agreement (Res 29-2023) – **Expires 7/30/25.**
- Emergency Services Agreement with Huron Township (Res 85-2024) – **Expires 12/31/25.**
- OHM Advisors (Res 95-2024 Engineering) – **Expires 12/31/25.**
- HJRD Annual Agreement (Res 9-2025) – **Expires 12/31/25.**
- Erie Soil and Water Conservation District (Res 8-2025) – **Expires 1/31/26.**
- Seeley, Savidge, Ebert & Gourash Co., LLP (Res 35-2025) – **Expires 6/3/26.**
- Building Official – Service Agreement (Res 43-2021) - **Expires 7/25/26.**
- School Resource Officer (Res 32-2024 & Res 33-2024) – **Expires 8/31/26.**
- Republic Services (Res 44-2023) – **Expires 12/31/26.**
- City Prosecutor Employment Agreement (Res 79-2024)– expires **12/31/26.**
- Personnel Officer Employment Agreement (Res 78-2024) – expires **12/31/26.**
- Dispatch Agreement – Erie County Sheriff (Res 101-2024) – **Expires 12/31/26.**
- Dynegy Electric Standard Large Stable Service Agreement – **Expires 08/31/27.**
- FOP-Sergeants Collective Bargaining Agreement (Res 100-2024) – **Expires 12/31/27.**
- FOP – Patrol Officers Collective Bargaining Agreement (Res 99-2024) – **Expires 12/31/27.**
- AFSCME Collective Bargaining Agreement (Res 102-2024) – **Expires 12/31/27.**
- IAFF Collective Bargaining Agreement (Res 7-2025) – **Expires 12/31/27.**
- Charles E. Harris & Associates GAPP Conversion (Res 10-2025) – **Expires 12/31/27.**

## UPCOMING MEETINGS

### August Meetings:

- Utilities Commission – Wednesday, August 6<sup>th</sup> at 5:00pm in the main conference room;
- BZA – Monday, July 14<sup>th</sup> at 5:30pm in Council Chambers.
- Finance Committee Meeting – Tuesday, August 12<sup>th</sup> at 5:30pm in Council Chambers;
- Public Hearing – Rezoning Application of OJD Holdings LLC (River Rd.) from I-2 to B-3 – Tuesday, August 12<sup>th</sup> at 6:30pm in Council Chambers;
- Public Hearing – ConAgra Development Concept Plan – Tuesday, August 12<sup>th</sup> at 6:30pm in Council Chambers;
- City Council Meeting – Tuesday, August 12<sup>th</sup> at 6:30pm in Council Chambers;
- Planning Commission – Wednesday, August 20<sup>th</sup> at 5:00pm in Council Chambers.
- City Council Meeting – Tuesday, August 26<sup>th</sup> at 6:30pm in Council Chambers.