



CITY OF HURON
CITY MANAGER'S REPORT

July 3, 2025

Stuart Hamilton, Interim City Manager

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 we approved at the Planning Commission and Design Review Board meeting on June 18th 2025 and forwarded on to Council for approval. A public hearing will be scheduled for the Council meeting August 12th. 2025.

River Rd. Land: At the last Council meeting in February, Council approved a purchase and sale agreement with Triban Investment for \$700,000. The development team is anticipating constructing between 170-220 single-family homes. The City is still awaiting the purchase agreement back from the development team to officially start the 6-month due diligence process. We anticipate receipt of the agreement any day now.

As a condition of the sale, the property also must be rezoned to R-1. A public hearing at the planning commission has been scheduled for May 13th on this request. This legislation was passed by Council.

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 3rd. We received a single RFQ, so the city will now enter into negotiations on pricing for these services.

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 3rd. We received a single RFQ, so the city will now enter into negotiations on pricing for these services.

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.

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.

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.

Code Enforcement: There have been 66 cases year-to-date. New cases other than grass/weed complaints include: Light trespass, paving of the city right of way (ROW) without a permit and paving over of the water meter pit on a residential property, issues relative to unconstructed public roadways/access/obstructions, fence placed in the city ROW.

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 reached out to a consultant to provide a proposal for review of the existing and draft amendments to the sign code that had gone through the Planning Commission to identify any litigious issues and provide recommendations to bring the code into compliance. Proposal has been received, cost not to exceed \$8,100- we are reviewing the proposal at this time.

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 14 applications on the Wait List. We have been as high as 22 a couple of times and the list continues to move with expiration of certificates, buyers who do not desire to renew, or buyers who fail to meet the deadline to transfer an active certificate. The database of registered properties and the wait list database are posted on the website.

Preliminary Reviews: Staff have met with several residential property owners in recent weeks contemplating substantial additions and/or rebuilds. These meetings provide an overview of the code regulations, and an opportunity to discuss potential options for plan revisions to reduce and/or eliminate the need for variances.

Firelands Scientific Temporary Greenhouse Structures: Firelands Scientific has submitted applications and plans for four (4) temporary greenhouse structures. These plans were previously approved by the Planning Commission/Design Review Board. The application and plans are currently in Zoning Review and have been distributed to OHM Advisors and Erie Soil and Water

for SWPPP evaluation and plan review deposit determination. Following approval by Zoning and approval of the SWPPP, the applications and plans will be submitted to the Building Department. Zoning & Building Permits have been issued for this project.

Long John Silvers: The former Burger King building on Cleveland Road W was purchased and the new use will be a Long John Silver's restaurant. All Zoning and Building permits have been issued. Demolition is completed and construction is well underway.

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.

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.

Red, White & Blues BANG!: From a live band performing to picturesque views and a firework show, the annual Red, White and Blues BANG! to be held at the Huron Boat Basin Amphitheater on Saturday, July 5th has something for everyone. The event starts at 6pm with live music in the Amphitheater featuring The Underworld Blues Band and Blue Lunch, followed by fireworks at 10:15pm. The event is free and open to the public.

River Fest Event: River Fest is an annual summer festival held in Huron, Ohio, celebrating the community and its waterfront along the Huron River. The multi-day event features a lively mix of family-friendly activities, a parade, live music, food vendors, carnival rides, craft booths and a fireworks display over the river. With a tradition spanning decades, River Fest brings residents both current and past together for a vibrant celebration of local culture, entertainment and small-town charm.



SAVE THE DATES!! Friday July 11th from 5:30pm to fireworks at 10:15pm, and Saturday, July 12th from 8:30am (River Run 5K, Relay & Fun Run) to 10:00pm. The Huron Lions Club River Fest Parade will take place on Saturday, July 12th at 11:am. Go to <https://www.huronriverfest.com> for the complete schedule of events. The event is free and open to the public.



K96 Summer Jam:

Come down to the Huron Boat Basin on July 19th 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.

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

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 May, income tax receipts still are trending positively and are 8% higher than this time in 2024. Through the end of May, receipts total \$1.9M. We will continue to monitor receipts as it is difficult to get a clear picture of performance until around June of each year, but it has been a positive start to 2025.

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).

2026 Tax Budget: A Public Hearing on the 2026 Tax Budget has been set for July 8th, 2025, at the regular Council Meeting.

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

WATER DEPARTMENT

Recent Activity:

- The filter-to-waste Rotork actuators have been installed and are in the process of being wired in.
- are onsite and are in the process of being installed. The main line filter-to-waste valve was replaced by staff and a significant increase in flow has been observed.
- New pressure switches were installed on the chlorine gas feed system on June 16, 2025 at the Water Filtration Plant.

- A new plug valve for Sedimentation Basin #1 was installed by staff on 6/10/25. This replaced a failed valve that was installed in 1993. During this process, it was discovered that the sludge trough on Basin #1 was full of zebra mussels. This was likely caused by the intake and wet well cleaning in 2023. Staff attempted to remove this by hand, but it was quickly realized a vacuum truck would be the best piece of equipment for this job. Franklin was on-site to discuss feasibility and this work will be scheduled soon.
- Northshore Pump is scheduled to be on-site on 7/3/25 to perform annual preventative maintenance on the high- and low-service pumps at the Water Filtration Plant.
- Water Department staff attended training in Toledo through AWWA on June 25, 2025. Contact hours for OEPA licensure will be received.
- Seasonal sampling for microcystin began this month at the Water Filtration Plant. The Harmful Algal Bloom (HAB) forecast is predicting a bloom similar to 2024, which was labeled as mild to moderate.
- Disinfectant Byproduct sampling was performed in the water distribution system on July 1, 2025.

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

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 6th.

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 5th and was presented to the Utilities Committee one final time on May 7th 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.

3rd Transformer: The City participated in a bond ratings call with Moody's during the week of March 31st as a leadup to the bond issuance for the 3rd transformer. A follow up call was held on April 9th 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 7th. 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.

PERSONNEL

Collin Armstrong: Firefighter/Paramedic Collin Armstrong has joined the Huron Fire Department on a full-time basis. Joining Shift 3, Collin is also the ropes technician for the department. Prior to becoming full-time with Huron, he worked part-time here and worked full-time with Margaretta. Collin is happy to have the opportunity to be there for the Huron community.

Outside of work, Collin enjoys all things fishing. His recent fishing endeavors include tournament Bass fishing by kayak, travelling to participate in fishing tournaments, and ice fishing in the winter. Collin and his wife live in Marblehead.

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

Part Time/Seasonal Staff: The City is still accepting applications for part-time/seasonal staff to work at the Boat Basin. Applications can be found on the City website.

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

July Meetings:

- Public Hearing on Tax Budget – Tuesday, July 8, 2025 at 6:30pm in Council Chambers;
- City Council Work Session – Tuesday, July 8, 2025 @ 6:30pm;
- City Council Meeting – Tuesday, July 8, 2025 at 6:30pm in Council Chambers;
- BZA – Monday, July 14th at 5:30pm in Council Chambers.
- Planning Commission – Wednesday, July 16th at 5:00pm in Council Chambers.
- City Council Meeting – Tuesday, July 22nd at 6:30pm in Council Chambers.

City offices will close for the 4th of July Holiday.