

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Work Session Meeting Tuesday September 26, 2017 at 5:30p.m.

A work session meeting of the City Council of the City of Huron, Ohio was called to order by Mayor Hartung on Tuesday September 26, 2017 at 5:30p.m. in the Council Room of Huron City Hall, 417 Main Street, Huron, Ohio.

The following members of Council were present: Rick Schaffter, Brad Hartung, Sam Artino, and Glen Ginesi. Members absent: Trey Hardy, Joe Dike, and Phyllis Wassner.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Finance Director Cathy Ramey, Assistant to the City Manager Mike Spafford, , and Management Services Coordinator ~ Clerk of Council Christine Gibboney. Also in attendance: Dennis Burnside of Juniper CRE and Dru Siley of Liberty Development.

New Business

Items appearing on the regular Council Agenda

The Mayor asked if there were questions on any items on the Council agenda. Mr. White provided overview of the legislation related to annexation (Resolutions 2017-69 & 2017-70) and provided review of Resolution 2017-67- Agreement with Sawvel & Associates which will provide for a required Consulting Engineer's Report in connection with AMP's issuance of an Electric System Improvement Revenue Bond Anticipation Note. He explained that this report will provide the city information on what rate the city should be charging. The Mayor commented that language that should be included in an agreement with Mucci Farms to protect the city in the event they were to become insolvent. A brief discussion ensued relative to possibly requiring a deposit. In addition the lighting assessment and fund were reviewed.

Mr. White then referenced Ordinance 2017-38 and reviewed the entries appearing on Exhibit A, it was noted that the Municipal Court would be paying for half of the expense related to the roof replacement at City Hall in exchange for payroll reconciliation relative to expense associated with their staffing of personnel.

Other Business

ConAgra Project Update

Mr. White noted he would like to provide monthly updates relative to the ConAgra project. He recognized Mr. Siley and Mr. Burnside in attendance. Mr. White reported that Geo Gradel, while working on a Corps of Engineers Project, asked if they could lease a small section of the ConAgra site to stage their equipment during the time of the project. Mr. White explained that in lieu of a lease, he asked if they would remove the stone on the site. At the present time, the city is getting a survey of the quantities of stone for Geo Gradel.

Mr. Siley then provided a status on the ConAgra project:

- GETCO Environmental has been onsite and has reviewed existing environmental records. Their report is anticipated by the end of next week. Based on information found to date, the Phase 2 environmental may not be needed.
- Covenant and deed restrictions on the property are being reviewed, noting that there are some limitations identified.
- Provided an overview of the next steps with firms to provide: topographical survey, geotechnical – core samples and test pits, public park/greenspace design, architectural layout.

Mr. White asked about public events relative to the project; Mr. Siley thought that this could potentially be something that could be done in the late fall of this year. In response to a question by the Mayor relative to the mention of covenants and deed restrictions, Mr. Siley and Mr. White referenced the No Further Action (NFA) letter prepared by the city and the restrictions relative to residential construction. A brief discussion ensued regarding restrictions. Ms. Alkire noted that the NFA is amendable for future land use should the city decide this is something that is desired.

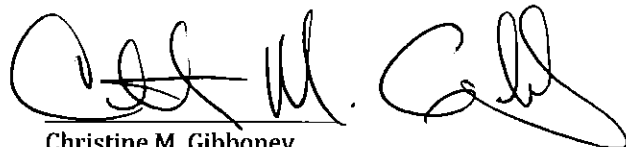
Mr. Siley provided overview of marketing analysis and noted conversations with real estate agents, referencing a call from a local agent with clients who are interested. He noted he would be engaging with more agents. In response to a question by the Mayor, Mr. Siley noted that to date, nothing out of the ordinary has been found about the site to cause any delays. In response to Mr. Artino regarding the Lime Plant operation, Mr. Siley noted they are aware of the operation and explained that he has a friend who is a boater and has talked to him as well, he added that he doesn't believe this is a concern.

Mr. White explained that South Shore Marine has expressed interest in dockage at the ConAgra site as a marketing venue similar to what they did at the boat basin. He explained the type of dockage and walkway SSM proposed and their interest to do something by early spring of 2018; noting they have had discussions with Mr. Siley and Mr. Burnside. He explained that this would have to be something authorized by Council as the city would have the expense to construct the access, walkway and docks and SSM would then lease the dockage this is something that Council would desire. Mr. White noted he was just introducing the idea to see if Council had any interest in such a concept. He also referenced new ownership at Harbor North Marina and plans for improvement expressed by the new owner. A lengthy discussion ensued. Mr. Siley was asked by members if he believed this dockage would cause any issues. Mr. Siley explained that he believed this would add even more enhancement to the site and did not see any negatives, but he noted that Liberty should have their information completed in a month or so to have a more definitive idea. Mr. Ginesi asked for input from Council on whether members would prefer the city own dockage or sell dockage; members noted it was too early to say.

Mr. Ginesi suggested that the promotion of the public spaces associated with the project (walkway, Public Park and roadway) should be a focus for presentations followed by the future potential of the residential condo development.

Mr. Burnside noted the continued collaboration with Mr. Siley, and meetings with prospective developers. Mr. Siley noted that he would be meeting with residential and commercial realtors. Mr. White referenced that he had met an official from Ohio Coastal Management who expressed interest in the site and noting he would coordinate a meeting in the near future.

The work session meeting of September 26, 2017 adjourned at 6:28p.m.



Christine M. Gibboney
Clerk of Council