

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Special Meeting Thursday, December 20, 2018 at 6:30 p.m.

A special meeting of the City Council of the City of Huron, Ohio was called to order by Mayor Brad Hartung on Thursday December 20, 2018 at 6:30p.m. in the Council Room of City Hall, 417 Main Street, Huron, Ohio.

The Mayor called for a moment of silence. After the moment of silence, the Mayor led in saying the Pledge of Allegiance to the Flag, and then directed the Clerk to call the roll. The following members of Council answered present: **Trey Hardy, Christine Crawford, Brad Hartung, Joe Dike, Sam Artino and Glen Ginesi. Members absent: Rick Schaffter.**

Also present: City Manager Andy White, Law Director Laura Alkire, Interim Finance Director Mike Spafford, and Management Services Coordinator-Clerk of Council Christine Gibboney.

Motion by Mr. Hardy to excuse Mr. Schaffter from the meeting. The Mayor asked if there was any discussion on the motion. The Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

YEAS: Hardy, Crawford, Hartung, Dike, Artino, Ginesi (6)

NAYS: None (0)

There being more than a majority in favor of the motion, the Mayor declared the motion passed and Mr. Schaffter excused.

The Mayor referenced the interaction between himself and Mr. Artino at the last meeting, apologizing for his actions and noting that he had apologized to staff and to Mr. Artino. Mr. Artino acknowledged the Mayor's apology.

The Mayor referenced numerous contacts via phone and email regarding tonight's topic (Ordinance 2018-41) and noted he wished to clarify some information as there appears to be some miscommunication out in the community. He provided a summary of the history with Liberty Development explaining this project began a year and a half ago, referencing meetings and a site visit by some members of Council to Liberty Development projects and referencing the initial idea was 20 condominiums on the northeast tip of the site, at an estimated \$6 million build cost. He explained the city entered into a Master Services Agreement with Liberty and recapped some of the issues discovered on the site including the 4' cap restriction, and soil stabilization problems. He referenced the opportunity that came about with USGS and plans that included boat storage, noting that these plans were previously presented to Council. He acknowledged the opinions of everyone who has contacted him that they do not believe boat storage is a good fit for the site. He acknowledged the challenges on the site will be extremely expensive. He reviewed the proposed expenses to the city referencing the base cost of \$918,000 with a contingency of 10% would be over \$1 million to get the utilities to the site. He referenced the two public meetings held at BGSU Firelands to solicit input from the public of the public spaces proposed for the site and based on that input; AECOM provided the city a conceptual plan at a cost of \$2.2 million. He noted he is unsure boat storage is the right thing for the site and referenced and read an email from resident and Planning Commission member Bob Howell. (letter attached and made part of the minutes). The Mayor noted agreement with Mr. Howell's statement.

Audience Comments

- Jason Hinnars, 1130 Mudbrook Road. Mr. Hinnars expressed his opposition to the proposed legislation (Ord. 2018-41), commenting that the city doesn't have enough information to make an informed decision, the city doesn't know the value of the property and needs an appraisal of the property, and needs to determine the best use of the property. He questioned having only one developer involved noting the city doesn't know the actual costs for proposed public improvements, advising the city needs to know confirmed costs before entering into an agreement and referencing an article in the Sandusky Register that there would not be costs to the taxpayers. He referenced support for an RFP process. Mr. Hinnars referenced comments made by the City Manager in a Sandusky Register article, that Council was unlikely to authorize the proposal and questioning then the reason for the meeting this evening, referencing the late addition of this ordinance on last Tuesday's agenda, and questioning the City Manager's intentions with regard to the legislation.
- Mac Lehrer, 132 Center Street. Mr. Lehrer referenced the letter from Hoty and their interest in boat storage should it be considered at the ConAgra site. He noted Hoty is recommending opening the field to competitive bidding through an RFP process. He referenced being at the Economic Development Committee, commenting the members did not see the purchase agreement and expressed disappointment that the Huron Joint Port Authority was not involved in the process; recommending the city use committees and resources available to vet the project and also referenced the 2008 feasibility study (Pizutti Report) for the site.
- Bruce Brotherton, 229 Center Street. Mr. Brotherton referenced support of the original direction for the ConAgra site, but concern over the change and the appearance of the boat storage building upon entering the site. He asked Council to review all options, consider an RFP process and also referenced potential interest in the property from his employer, referencing his position as Business Development Director.
- Bob Howell, 424 Kiwanis Ave. Mr. Howell noted his support of the city and administrative staff, stating his belief that all have the best interests of the city at heart, but acknowledging the difficulties with the process, and suggesting guidance rather than criticism. He referenced his conceptual sketch, recommending mixed use ideas for ConAgra which has been shared with the Planning Commission and City Council and reviewed same.
- Meredith Mast, 918 Beachside Lane. Ms. Mast referenced excitement for the Vision 2020 Master Plan and the plan for ConAgra with condos and public spaces, noting the disappointment in hearing the change to plans. She referenced examples of surrounding communities and the amenities, noting her disappointment if Council were to move forward with the current proposal.
- Scott Schneider, 315 Center Street. Mr. Schneider commented that a boat storage facility on the ConAgra site would be an eyesore. He urged Council not to support boat storage on the site.
- Tim Lehrer, 221 Toledo Ave. Mr. Lehrer referenced the challenging conditions of the ConAgra site, the utility improvements that are needed and suggested that the city slow down and discuss improving the property to make it shovel ready for a developer.
- Austin Adams. Mr. Adams referenced the lack of a pool for the swim program at Huron High School and suggested that once ConAgra is improved and ready to be developed that perhaps a recreation center on the site should be considered. He voiced opposition to boat storage on the site.

The Mayor thanked all for the comments and explained that Councilman Artino had motioned to table Ordinance 2018-41 pending input from the Economic Development Committee (EDC) and the Planning Commission, noting the EDC met but the Planning Commission could not meet. The Mayor referenced all the public comments and noted his agreement that the city needs to slow down with regard to the project and have more discussion.

Old Business

Ordinance 2018-41 (tabled on Dec. 11, 2018)

Motion by Mr. Artino that Ordinance 2018-41 (AN ORDINANCE AUTHORIZING THE CITY MANAGER, ON BEHALF OF THE CITY OF HURON, TO EXECUTE A PURCHASE AGREEMENT WITH LIBERTY DEVELOPMENT COMPANY FOR A THREE (3) ACRE PORTION OF PARCEL NUMBER 42-61270.001 LOCATED ON THE FORMER CONAGRA PROPERTY.) be removed from the table and placed on its second reading. The Mayor asked if there was any discussion on the motion. The Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

YEAS: Artino, Ginesi, Hardy, Crawford, Hartung, Dike (6)

NAYS: (0)

There being five votes or more in favor of the motion, the Mayor declared the motion passed. The Mayor directed the Law Director to read the Ordinance by its title only. The Mayor asked if there was any discussion. Mr. White pointed out that the functional purpose of keeping the ordinance on the agenda was out of accommodation as requested by the developer to put the question to rest, noting the ordinance is properly before Council and assuming Council does not support/approve the agreement, he would contact the developer and advise.

Mr. Ginesi referenced the EDC meeting to clarify his discussion explaining that his approach as a member of Council is to try to mitigate risk and explained that following the meeting he felt that the city needed to slow down on this project, noting his agreement with the public comments made and stating Council is trying to listen and hear what the public is saying. Mr. Hardy noted he appreciated the professionalism displayed tonight by the public, adding that there were a couple comments he disagreed with, stating the purpose of the meeting tonight was not to push a vote through, rather with all the calls and emails received, Council decided to hold the meeting so people could come and voice opinions and it wasn't for any other purpose. He referenced all on Council have always had the best interest of the city at heart noting none would intentionally hurt the city. He commented its fine to disagree, but referenced alarm in that some have gone beyond the disagreement stage and are making false claims and accusations of underhandedness or deals, noting it is happening within City Council as well, and noting it's disappointing. He referenced listening to a motivational speaker who spoke about respect, respect for peers, and those you interact with, and hoped all would be mindful of this and stop the untrue accusations.

There being no further discussion, the Mayor directed the Clerk to call the roll on the final adoption of Ordinance 2018-41. Members of Council voted as follows:

YEAS: None (0)

NAYS: Artino, Ginesi, Hardy, Crawford, Hartung, Dike (6)

There being a 6-0 vote opposed; Ordinance 2018-41 failed.

City Manager's Discussion

N/A

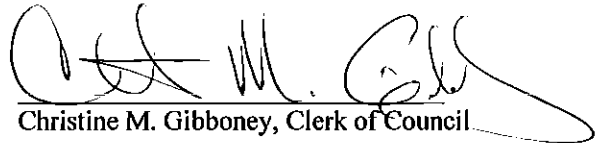
Mayor's Discussion

- Wished all Happy Holidays, Merry Christmas.

For the Good of the Order

- Mr. Ginesi recognized the Parks & Recreation Department and the Chamber of Commerce on the Meet Santa/Winter Wonderland Event. Wished all Happy Holidays/Merry Christmas. He thanked all who addressed Council for their civility.
- Mr. Artino referenced that the city heard the community, encouraging all to stay involved as this is what makes the government work. He thanked the audience for the help and support. He wished all a Merry Christmas.
- Mr. Dike wished everyone a Merry Christmas and thanked the public for attending.
- Ms. Crawford addressed Mr. Hinner, explaining there was discussion about possibly cancelling this meeting, noting she was one of the members who supported keeping the meeting tonight. She noted she has seen the comments on social media, referencing some of the accusations and harsh words and stating the public does deserve to be heard, explaining her fear was if Council did cancel the meeting this evening (referencing Mr. Hinner's questioning and implications of why the meeting was held) there would have been criticism either cancelling or having the meeting, and felt the public needed the opportunity to come voice comments and be heard. She thanked all who spoke for their civility and wished all a Merry Christmas.
- Mr. Hardy thanked all for coming and wished all a Merry Christmas.

There being no further business to come before the Council, the Mayor declared the special meeting of December 20, 2018 adjourned at 7:14p.m.



Christine M. Gibboney, Clerk of Council

From: <howellarchitect@aol.com>

Date: December 18, 2018 at 2:50:04 PM EST

To: mike.spafford@huronohio.us

Cc: bhartung@cityofhuron.org, ccrawford@cityofhuron.org, ggesini@cityofhuron.org,
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Subject: Re: ConAg Docs / Wall St. Building

Andy and Mike,

Thanks for re-sending the email you sent in August regarding the soils report/borings for Con Agra that I had requested. Your email in August came during our family's "Beach Week" when we had a ton of house guests and I just missed it. I am sorry for that and sorry if it has created any confusion or misinformation out there regarding it or regarding your efforts to provide information to me or the Planning Commission in general.

As always, I still strongly support you all at the City in your efforts to better the City and I appreciate that you are open to discussion when we have differing views on any Con Agra development ideas/plans. As I have talked to you and some members of Council this week, I know that there is a divide regarding the way forward on Con Agra, and a real lack of communication of all facts, that has brought us to this point, but I know the divide can be overcome with a presentation/listing of monies spent, grants awarded, efforts made by the City, by Liberty, by Juniper others and then by a real appraisal "by all" of how all sides give/take/accept information that is out there.

I know that MAJOR EFFORT AND WORK has been done to get the Con Agra development to this point but it seems clear that a consensus on how it should be developed is not yet formulated. We all know what a VERY COMPLEX SITE Con Agra is, with all of its environmental, economic and political issues and unknowns surrounding the ore docks, lime plant and railroad properties and we realize, most importantly, Con Agra's importance for the aspirational goals & character for the City's future. So it might be that a *focused* Con Agra work session, with Council, Planning Commission, Finance Committee, Economic Development Committee all invited, could be the answer to the divide and way to consensus. A work session where, first, all "facts, chronology and issues" are presented by you Andy, and then, civil discussion and input is made by others regarding the facts and issues. After that, we should discuss all ideas, drawn from our own knowledge and discussions with City residents, of how we think the Con Agra development should be developed, knowing the facts as we now have them. We do have much more knowledge and appreciation of issues than we had a year ago.

Con Agra is such a jewel and a potential economic driver for the City that *we cannot, as representatives of the City, fail to provide the best plan/solution forward for the City.* We are smart enough and committed enough to make sure that happens. It is not too late, it is not impossible and we have the will to achieve it. It is and will always be a site desired by developers, even if that takes a little more time and plan tweaking. We just need to focus and communicate better with each other to make it happen and we just need to find the right "setting" for the Con Agra "jewel".

Thanks,

Bob

Robert Howell & Associates, LLC

howellarchitect@aol.com

ps Please forward this to committee members whose email addresses I did not have. Thanks