

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Regular Meeting Tuesday January 10, 2017 at 6:30 p.m.

A regular meeting of the City Council of the City of Huron, Ohio was called to order by Mayor Brad Hartung on Tuesday, January 10, 2017 at 6:30 p.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, Phyllis Wassner, Brad Hartung, Joe Dike, Sam Artino and Glen Ginesi.** Members absent: **Rick Schaffter.**

Also present: City Manager Andy White, Law Director Laura Alkire, Finance Director Cathy Ramey, Assistant to the City Manager Mike Spafford, City Engineer Doug Green, and Management Services Coordinator ~ Clerk of Council Christine Gibboney.

Motion by Mr. Hardy to excuse Mr. Schaffter from the regular meeting of January 10, 2017. The Mayor asked if there was any discussion on the motion. There being none, he directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

YEAS: Hardy, Wassner, Hartung, Dike, Artino, Ginesi (6)
NAYS: None (0)

There being five votes or more in favor of the motion, the Mayor declared the motion passed and Mr. Schaffter excused.

There were no minutes to be approved; the next item on the agenda was Audience Comments.

Audience Comments

- Dr. Michael Kisil, 119 Main Street & 112 Williams Street. Dr. Kisil referenced his previous inquiry regarding concerns with parking on the Main Street project, noting that he has spoken to engineers who noted they are trying to work something out. He referenced concerns with the storm sewers as part of the project and drainage affecting his property and noted that they have severed the line which he states will cause flooding to his yard and wanted to make Council aware of this issue as engineering is already aware of the situation. He then provided his contact information and encouraged Council members to contact him as he would be happy to meet on site and provide Council information into concerns relative to parking with respect to the city's plan for the development of Main Street. He noted his extensive background in civil engineering, noting that he has ideas for Main Street that he would like to share with members.

New Business

Resolution 2017-1

Motion by Mr. Hardy that the three reading rule be suspended and Resolution No. 2017-1 (A RESOLUTION REQUESTING AN ADVANCE PAYMENT OF THE CURRENT COLLECTION OF TAXES DUE THE CITY OF HURON) be placed upon its first 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: Hardy, Wassner, Hartung, Dike, Artino, Ginesi (6)
NAYS: None (0)

There being five votes or more in favor of the motion, the Mayor declared the motion passed on suspension of the rules. The Mayor directed the Law Director to read the Resolution by its title only. The Mayor asked if there was any discussion. Mr. White referenced the summary, noting this is annual legislation to request funds collected by the Auditor and due the city. He noted that for the last 20 years the city has annually made the request for the early payment of the \$200,000 (\$100,000 to the Fire Levy and \$100,000 to the GF). He mentioned that this is something that the Finance Committee should review and determine if the practice should continue given the strength of the city budget. The Mayor noted the benefit of having the money due the city under the city control as early as possible. There being no further discussion, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 2017-1. Members of Council voted as follows:

YEAS: Hardy, Wassner, Hartung, Dike, Artino, Ginesi (6)
NAYS: None (0)

There being a majority vote in favor of adoption, the Mayor declared that Resolution No. 2017-1 had been adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 2017-2

Motion by Mr. Dike that the three reading rule be suspended and Resolution No. 2017-2 (A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL AND ENTER INTO AN AGREEMENT WITH JUNIPER CRE SOLUTIONS FOR THE PROVISION OF ECONOMIC DEVELOPMENT AND REAL ESTATE DEVELOPMENT MARKETING STRATEGY ADVISORY SERVICES AT A COST NOT TO EXCEED SIXTY THOUSAND 00/100 DOLLARS (\$60,000.00)) be placed upon its first 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: Dike, Artino, Ginesi, Hardy, Wassner, Hartung (6)
NAYS: None (0)

There being five votes or more in favor of the motion, the Mayor declared the motion passed on suspension of the rules. The Mayor directed the Law Director to read the Resolution by its title only. The Mayor asked if there was any discussion. Mr. White recognized Mr. Dennis Burnside of Juniper CRE who was in attendance. Mr. White referenced the recent general summary review of the work completed in 2016 and noted that there are a couple pending items to review with Council. He noted that in discussions with the Mayor with regard to the final agendas in 2016, administration was advised to defer action on several of these economic development agreements in order to get into the new fiscal year. He explained Juniper's scope of services agreement for 2017 is before Council and the city still has pending contracts with Vocon (the company that did the site renderings) and Impact Group (drone video marketing piece). He referenced meetings/tasks that Mr. Burnside held today: Dreffer family relative to their proposal to the city, entrepreneur regarding interest in Corporate Park, and noting he has sought Mr. Burnside's advice relative to the potential trailer park acquisition and strategy, and the Mucci project. Mr. White referenced a letter from the Erie County Port Authority regarding their interest in the Mucci operation and possible conduit financing for some of the infrastructure, noting he suggested the Port Authority work with Mr. Burnside. In response to a question by the Mayor regarding his understanding that Mucci's financing was in place, Mr. White responded that the Erie County Port Authority would not

be aware of that and that they just made a proactive call to the city. He noted Mr. Burnside is also working with Norfolk Southern and has met with several individuals interested in Corporate Park. Mr. White referenced Council's previous inquiry regarding signage for city properties, noting that administration has received the signage proposal for several signs at corporate park which he noted could be done as early as this week or next, stating that he was in support of the proposal. He asked for direction on signage available for the Showboat and ConAgra sites. He referenced Mr. Burnside's previous recommendation to hold off on those signs at this point, but noted that this would be up to Council if members want it erected now. He noted that the architectural renderings are finished and all the items that were signed off on have been completed except for the website which is being worked on and can be operational by February- this being the final step tying everything together.

Mr. White then reviewed the next action steps for 2017: Retention/Expansion program for local businesses, promotional packets, and short term ConAgra site preparation with public benefit.

Mr. Burnside referenced discussion at the initial presentation noting that this is 2-5 year process before the city will see tangible results. He noted the ultimate goal which was set was to create interest, activity, and investment for the ConAgra and Showboat sites. He provided the following status/overview:

- If Council is in agreement, an open area market could be operating in early summer this year on the Showboat site, noting that Juniper contacted Stephanie Sheldon who developed and oversees the Cleveland Flea, noting she is interested to operate this open area market in Huron. He added that he would engage Vocon to further develop concepts for semi-permanent structures on the Showboat site. He explained the concept is to start creating energy and activity for that part of town by engaging local business to relocate or establish a presence in the open air market. He noted this activity on the Showboat property can help support the concept and promotion of the ConAgra site. He recommended support of the proposals from the Cleveland Flea and Vocon to move forward in these efforts. Referenced interests from area individuals/business for participation in the market.
- Three months of email blasts targeted at specific developers and real estate professionals have generated tremendous, positive, feedback on interest on the ConAgra site and Huron in general.
- Have met with 8 developers and presented the conceptual drawings for the mixed use development on the ConAgra site and getting good reviews. Juniper is intentionally tapping the brakes as the pricing, incentive package, and other questions need to be answered. Initial reactions are very positive.
- Website, promotional activities, trade shows – all on tap for 2017 subject to Council approval. Website could be finished soon subject to Council approval of the remaining piece of the contract.

Mr. Dike asked when the economic development information was going to be posted to the city website. Mr. White explained that administration delayed action on some items intentionally and coordinating efforts to wrap up the website. Packet information, as discussed at the work session meeting on Saturday, need to be completed. The website was borne out of a landing page, - originally just a tab on the website, but then through review it was determined to do the entire website. Mr. Dike asked about the marketing materials and what has been completed. Mr. Burnside reference the conceptual presentation report, the 60 page marketing report which was completed early 2016 and explained that these would all be linked to the website. Mr. Dike asked for explanation related to why site signage is not being recommended yet for ConAgra- Mr. Burnside explained that at this time there are still many aspects that need to be determined: pricing, incentive package, sale/lease, deed restrictions, etc. Mr. Burnside noted that they are monitoring what kind of feedback they are getting from the market at this point and clarified that the developers that they have met with all have relationships with Juniper, so they are able to explain that at this time pricing and incentive packets are not yet available. Mr. Dike asked Council members if the city was looking to

go after an Entertainment District; the Mayor noted it was discussed but no action was taken. Mr. White added that there were restrictions relative to the state law. Mr. Burnside explained that if the open air market on Showboat gets positive reaction, it may create the momentum to do something more permanent.

Mr. Artino noted he still has concerns, adding that this is a lot of money. He added that the items/tasks talked about were completed by other companies and referred to Juniper as the "middle man". He stated he didn't know what else was needed and stated that those are things that the city should have been discussing, noting that that was not Juniper's fault. He stated he hasn't seen any results- nothing in writing as far as the eight developers. Mr. Artino stated that he thinks there is a deviation from what he originally voted for and that Juniper has been charged with extra duties. He noted he would like to see more detail before voting yes to this agreement and would like to ask to table the matter to discuss at a work session meeting. Ms. Wassner asked if Juniper had an idea of the valuation of ConAgra or if an appraisal was done. Mr. Burnside replied that they have discussed the valuation and have a general idea, but explained it will depend on what the city will be seeking insofar as development. He again addressed the issue of his recommendation of delaying erecting signage on ConAgra until the price, incentive packet, etc. has been established. Mr. Ginesi would like to see a list of what questions need answers and then Council can address them in a work session. Mr. Burnside explained that Juniper can provide all the information regarding the data base of the marketing campaign. The Mayor noted that he believes Council would like to see reports and information that Juniper has compiled and then reviewed the scope of the Juniper's contract. Mr. Burnside noted that they would be able to provide regular reporting and would be glad to attend any work sessions/meetings. Mr. Burnside apologized for not providing information routinely last year, noting they are glad to do so. Mr. White advised that the scope of services provides flexibility to the city of a 30 day termination clause or modification at any time and referenced the concerns communicated but recommended approval of this agreement now and then in the first quarter with the Goals/Objectives Committee demonstrate to the Council all the tasks completed and if not satisfied, take action at that point since there are so many things ready to go in the next month or two he would advise not changing course at this point. Mr. Burnside referenced the work being done on a daily basis that is not seen by the city, referencing numerous meetings with Cleveland Flea in anticipation of that opportunity, noting that behind the scenes there are many tasks on-going. Mr. Artino noted he still has concerns, noting he has even more now, and stating that this is Council and the City that he has concerns with and that there is much work to do. He reference that he never did see a list of those things that the Mayor brought up at the work session on the strategic plan. He said that it could be months before Council could give Juniper the information it needs and stated that he feels the resolution either needs to be tabled or do a 90 day contract. Mr. Dike referenced the termination clause option in the agreement. Mr. Artino noted that this would never happen. Mr. Ginesi noted that he was comfortable with the terms in the contact which provides for the opportunity to terminate the agreement, but added that he took time to review the existing contract and talked to Mr. White and found out the status of each item and was satisfied himself that Juniper was doing a good job and that the city held them up on some items because of budget reasons and noted that he didn't realize that Juniper needed answers from the city. Mr. Ginesi stated that he believes the information that Juniper needs should be discussed at the next work session, adding that he doesn't believe Council should hold up the contract, referencing the format of discussing goals at work session meetings. He noted he sees no benefit in holding up the approval of the contract. Mr. Dike stated that he planned on staying consistent with his vote last year and will again vote no, noting that it was nothing personal. The Mayor asked if Mr. Artino wished to make a motion. Mr. Artino noted he would make a motion to table unless someone would rather limit the timeframe of the contract. The Mayor expressed his opinion that he was not in favor of tabling or reducing the term. Mr. Artino stated that the city was spending hundreds of thousands of dollars and hoped that the city wasn't wasting taxpayer dollars.

Motion by Mr. Artino to table Resolution 2017-2. 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 (1)

NAYS: Ginesi, Hardy, Wassner, Hartung, Dike (5)

There being majority vote against the motion; the motion failed.

There being no further discussion, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 2017-2. Members of Council voted as follows:

YEAS: Ginesi, Hardy, Wassner, Hartung (4)

NAYS: Dike, Artino (2)

There being a majority vote in favor of adoption, the Mayor declared that Resolution No. 2017-2 had been adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Resolution 2017-3

Motion by Ms. Wassner that the three reading rule be suspended and Resolution No. 2017-3 (A RESOLUTION AUTHORIZING A SERVICE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF HURON, OHIO AND POLICE CHIEF ROBERT J. LIPPERT) be placed upon its first 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: Wassner, Hartung, Dike, Artino, Ginesi, Hardy (6)

NAYS: None (0)

There being five votes or more in favor of the motion, the Mayor declared the motion passed on suspension of the rules. The Mayor directed the Law Director to read the Resolution by its title only. The Mayor asked if there was any discussion. Mr. White addressed Chief Lippert in attendance and recognized and commended his leadership. Ms. Alkire noted the contract terms remain the same, the base salary updated to the approved salary authorized by Council. She reviewed the remaining terms in the agreement. Chief Lippert thanked Council for the opportunity. Ms. Wassner thanked Chief Lippert for his service. There being no further discussion, the Mayor directed the Clerk to call the roll on the final adoption of Resolution 2017-3. Members of Council voted as follows:

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

NAYS: None (0)

There being a majority vote in favor of adoption, the Mayor declared that Resolution No. 2017-3 had been adopted. The Resolution as adopted was signed by the Mayor and Clerk of Council and will take effect immediately.

Motion to Release the Refuse Bid

Motion by Mr. Ginesi to release the bid for refuse service. The Mayor asked if there was any discussion on the motion and referred to correspondence received by the city today from the board at River's Edge Condominiums, citing concerns over the size of the containers within the bid specs and noting that Councilman Artino is a member of that board. The Mayor referenced the discussion over the size of the containers which are 95 gallons, but the option that residents will have to downsize to a 64

gallon after a month of service. Ms. Alkire confirmed that this is how the bid specs are written. Mr. Artino asked how long it's going to take to get the smaller containers because everyone in that community will want a smaller container. Ms. Alkire noted that while it is helpful to know that up front, part of the contact would be that they would have to provide that after the first month. Mr. Artino questioned why the city can't inform bidders ahead of time that smaller containers are desired. Ms. Alkire attempted to reply, but Mr. Artino interrupted stating that nobody complained about the cost-everybody was very satisfied with the cost and added that he knows that other condo residents expressed the same issue with the container size. He also asked about the option of multiple pick up days and if the city was allowing that. The Mayor referenced the work session discussion where these and other topics were discussed, specifically the Mayor and Mr. Ginesi provided historical background on the one pick up day service. Ms. Alkire confirmed that the bid specs are currently written with the one-day pick up. The Mayor clarified that the motion needed is only to release the bid, that the cost is not yet known. To Mr. Artino's point, Ms. Alkire explained that once the city receives bids, then Council will have the information to consider and award, noting that at that time there is opportunity for the city to discuss with the bidder, in validating the bid, as to whether or not there are pricing options to reduce down to smaller containers or accommodating through the public notification process upfront to provide the smaller containers initially. Mr. Artino asked why this provision is included in the bid. Ms. Alkire explained that it was discussed with the current hauler; they provided the city with the option that a smaller container could be provided within the first month. Mr. Artino stated that multiple days of collection would allow for smaller haulers to be able to bid. Mr. Ginesi referenced discussion at the work session on this topic, that another way to accomplish what Mr. Artino is mentioning would be to divide the city into geographic areas and this way a hauler could bid on one area and the city could still have one-day service. He noted he would encourage to remain with the one-day per week pick-up. The Mayor again referenced the work session meeting where Council members were asked to provide input and referenced the need to move forward in releasing the bid for advertisement, referencing the three month contract extension the city has with Republic, and stated he didn't know at this point if pulling it and changing the specs again could be accommodated at this time. Mr. White spoke of the concerns with multiple zones/vendors and in setting areas and how consistency with service to residents would be with multiple haulers. The Mayor referenced his own concerns with the containers which he noted was discussed at the work session, explaining that that while he is not in favor of the large containers either, understands why haulers want to go to the automated single arm machine to pick up and he noted the option for residents to downsize within the 30 day period. Ms. Alkire explained that administration is seeking to go out to bid, but this does not mean that Council is obligated to award the bid, noting that she just wants to abide by Council wishes as to what is in the specifications prior to releasing the bid. Mr. Ginesi commented the only way to increase competition would be to define areas and bid out that way now if that is what Council desires. Mr. Hardy noted Council talked about these bid specs two weeks ago in the work session and set the parameters for what the bid specs should contain and stated it was time to release the bid.

There being no further discussion, the Mayor directed the Clerk to call the roll on the motion. Members of the Council voted as follows:

YEAS: Ginesi, Hardy, Wassner, Hartung, Dike (6)

NAYS: Artino (1)

There being five votes or more in favor of the motion, the Mayor declared the motion passed to release the refuse bid.

City Manager's Discussion

Mr. White noted that he would use the time to have city engineering provide information on the Main Street Streetscape project. (Council members were provided an Engineering packet of current plan layout and options for changes) He provided brief historical recap: \$700,000 project with \$500,000 grant

funding awarded in 2014. In order to apply for grant funding, city had to submit with plans/specs including satisfaction of the public input option. This is satisfied by their definition of discussions within public meetings and public advertisement. He noted that in talking with some residents, he is aware that additional level of input is desired. Mr. White cautioned that if there is significant change to the scope, ODOT could deem those expenditures at 100% cost to the city. He noted that at this time administration needs to get a determination for engineering to get to the contractor and that time is of the essence as this project is expected for completion by October 31, 2017.

Note: The Mayor left the meeting at 7:24p.m. and the Vice Mayor assumed control of the meeting.

Mr. Green then provided an extensive recap of the project timeline and scope:

- April of 2014- ODOT approves plans for Main Street Streetscape.
- Referred to the current plan layout included in the packet and reviewed same. Recap of the current plan layout, noting the reference to 33 current parking spaces vs. 32 in the plan. Noted that half of the current parking spaces do not meet standards in the city's parking code.
- Cautioned that any changes to the plan would require re-submission to ODOT for review and approval and any/all costs for the changes would be the responsibility of the city.
- Referenced numerous conversations with Dr. Kisil relative to his concerns of parking spaces in front of his business. He noted he understands the concerns and at the direction of Administration and Council, engineering has prepared some changes for Council consideration if desired.
- Review of options ensued: Option A- angled parking at the Dentist Office and Bowling Alley. This would provide three (3) spaces at the Dental Office. This option would require that sidewalks in the plan be eliminated in these areas. Option B- angled parking also, with inclusion of shifting over the center line of the street to allow dental office to pick up one additional space, sidewalk remains, but loss of one space to restaurant across the street. Options C & D provide conceptual changes for potential future additional parking on city owned property (Parks & Recreation) and on private property.

In response to questions from Mr. Dike, brief discussion ensued regarding potential future parking and the right of way area on Wall Street. Mr. Green explained that at a point the underground utility work will be completed and the streetscape plan is anticipated to get underway on May 1, 2017. He cautioned that if any changes are desired by Council, the plans will need to be resubmitted to ODOT and there will be delay in the project. Mr. Artino asked if any of the options deviate from the original plan, Mr. Green replied that all of them do. Mr. Lewis also cautioned Council regarding the requirement to submit changes to the plans to ODOT noting that it will delay the project as the city would have to wait for ODOT approval. Mr. White noted that the city will be submitting grant applications to the state in the future and changes to already approved plans receiving grant funding could potentially affect future city applications unfavorably. Mr. Ginesi noted for the record, referencing Options C & D, he would be opposed to consideration of parking as a suggested use on the current owned private parcel, since this is waterfront property. Mr. Green noted while he understands Dr. Kisil's concern and would like to help, he has exhausted all options that could be considered. In response to a question from Mr. Dike, Mr. Green noted that currently there are 6 spots in front of this dental office and the approved plan will provide for 4. Mr. Dike addressed Dr. Kisil with the suggestion to utilize his private property for parking. Dr. Kisil noted he had not seen the optional plans, Mr. Dike noted he would share them after the meeting. In response to a question by Ms. Wassner regarding the current plan relative to snow plowing efforts, Mr. Green noted the plan was reviewed by the Street Foreman and there were no concerns.

Mr. White advised that Council members review the engineering packet and make appointments with Administration this week if there were any questions; that no answer was needed this evening, but a definitive answer will be required in the coming weeks.

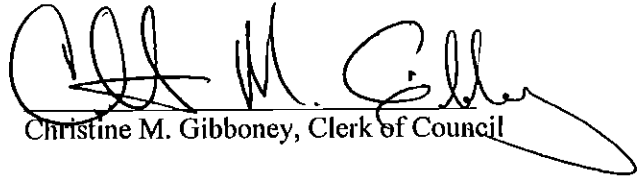
Mayor's Discussion

N/A

For the Good of the Order

- Mr. Artino thanked the Chief for his service.
- Mr. Dike thanked the Police and Fire Department for hosting the Cub Scouts this evening. He referenced the Huron Booster fundraiser, Night at the Races to be held on February 25th.

There being no further business to come before the Council, the Vice Mayor declared the regular meeting adjourned at 7:47 p.m.



Christine M. Gibboney, Clerk of Council