

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Work Session Meeting Tuesday, August 28, 2018 at 5:00p.m.

A work session meeting of the City Council of the City of Huron, Ohio was called to order by Mayor Brad Hartung on Tuesday, August 28, 2018 at 5:00p.m. in the Council Room of Huron City Hall, 417 Main Street, Huron, Ohio.

The following members of Council were present: Rick Schaffter, Christine Crawford, Brad Hartung, Sam Artino and Glen Ginesi. Trey Hardy joined the meeting in progress at 5:06pm. Members absent: Joe Dike. Also in attendance: Dennis Burnside of Juniper CRE, Dru Siley of Liberty Development and Christian Lynn and Jeff Homans of AECOM.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Assistant to the City Manager Mike Spafford, Doug Steinwart Parks and Recreation Operations Manager, HFD Captain Mike Hohler, and Management Services Coordinator ~ Clerk of Council Christine Gibboney.

New Business

Mr. White provided introductions and referenced the two public forums that have been held to solicit public input on the public park areas proposed for the ConAgra site, noting that AECOM has taken the input and incorporated them into conceptual plans for review. He also referenced that Liberty Development would provide a status on the drainage issues on the site, EPA recommendation, and provide information on commercial interest.

Liberty Development: ConAgra Site Update

Mr. Siley recapped the discussion at the previous meeting relative to conditions on the site including the blanket 4' compliance cap and compaction/drainage issues. He noted the EPA agreed the wick drains were an option, but advised that because of the 4' compliance cap they would require that instead of allowing the water being pulled up by the wick drain process to evaporate; this water would have to go directly into a sanitary sewer, therefore the need to have the sewer utility in place is required. He explained the intent of mixed use development (public space/residential/commercial) was still desirable, but suggested a shift in the starting point from residential to commercial due to the time required on the residential portion for the drainage process and also due to commercial interest in the site. Mr. Siley advised of commercial interest from USGS for space on the site and noted he anticipates a formal submission packet from USGS. He explained that ODNR-Coastal Management has also expressed interest. Brief discussion on the interest and needs of these entities ensued. Mr. Siley explained that Liberty is interested in moving forward and will be submitting a development agreement to the city for consideration. Discussion continued on the proposed size of the building that Liberty would be constructing and the size of facilities that the entities would require.

AECOM- Public Park Areas of ConAgra Site

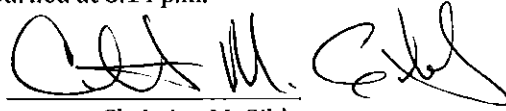
Mr. Lynn referenced the two public forums and input provided by the public which have been incorporated into the conceptual public park space design being presented. Presentation provided conceptual design elements and options. Items of note/discussion:

- Possible shoreline modifications
- Natural edge, two levels of trails, gathering space, maximized waterfront views/access, lawn space, and kayak river access.
- Design supports future connection opportunities.
- Permits will be needed from Army Corps of Engineers and possibly from the EPA
- Park Acreage = 1.7 acres
- Phase 1 (west side of property) \$1,513,000; Phase 2 (east side) \$603,750; Design and permitting \$170,000 for a total estimated cost of \$2,286,750
- Public Park costs would be paid by the City.

Mr. Siley recapped tasks that have been performed to date on the project and noted that a formal proposal from Liberty would follow and if authorized, he would anticipate construction of the utility infrastructure and commercial portion could get underway by spring of 2019. He advised that Phase 1 of the public park area could be going on simultaneously if the City desired.

Lastly, Mr. White noted the need to discuss the public spaces areas with the Parks and Recreation Department relative to the landscaping maintenance aspects of these areas.

The work session meeting of August 28, 2018 adjourned at 6:14 p.m.

A handwritten signature in black ink, appearing to read "Christine M. Gibboney", written over a horizontal line.

Christine M. Gibboney
Clerk of Council