

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Work Session Meeting Tuesday July 25, 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 July 25, 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, Phyllis Wassner, Brad Hartung, Joe Dike, Sam Artino, and Glen Ginesi. Members absent: Trey Hardy.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Assistant to the City Manager Mike Spafford, and Management Services Coordinator ~ Clerk of Council Christine Gibboney. Also in attendance: Mike Spacek, EPS Consulting.

The Mayor noted that Vice Mayor Trey Hardy was not able to be attendance due to a work conflict and noted that he would be late to the regular meeting of Council.

The Mayor explained the work session would be focused on Mucci Farms electrical service. Mr. Ginesi excused himself from the meeting at 5:31p.m.

New Business

Items on Council agenda (Resolution 2017-55) Mucci Farms electric service

Mr. White provided update on the status of the project, noting that Mucci Farms received the title to the property last evening. He explained that the city did place a call to their attorney to inquire about the annexation application, but had not received a call back at this point.

Mr. White then referenced the Utility Services Agreement (Exhibit "A" of Resolution 2017-55); noting that the \$200,000 grant funding that Mucci Farms received from Jobs Ohio will be provided to the city to accommodate costs associated with preliminary electric service. He referenced that as discussed previously, the city continued negotiations with the Diocese on their 5.25 acres of property. The property would serve as the location for the substation that the city needs in order to provide for Huron Public Power to service Mucci. He explained that negotiations produced a cost of \$12,500/per acre for the 5.25 acres of property. He further explained that the substation would only require approximately 1 acre, and suggested that the city could lease the remaining acres to Mucci Farms for recreational use if desired.

Mr. White suggested that now that the title has been received, and the annexation process should soon be underway, he would now request copies of the site plans for all three phases of the project in order to provide them to the Planning Commission for review. He referenced the potential need for a PUD and noted that the Building Official will need to be involved to go through and make inspections as required for safety compliance.

Mr. White explained that one of the next steps will be discussion and application to AMP Ohio relative to funding for the substation. He explained that the city will need to take into consideration criteria such as wholesale rate, debt, and long term maintenance in order to figure out a rate. He noted that an amendment to the ordinance relative to Huron Public Power will be required.

Mr. Spacek referenced that proposals have been requested and he anticipates the temporary power service to be in place around September 8-15. He estimated the cost at \$153,000. He noted that current customers in Corporate Park will not be affected by this extension of service to Mucci. Mr. Spacek explained that per Mucci, they are planning to have both greenhouses operational by the fall of 2018; therefore, substations will need to be in place to provide for the electrical service needed.

In response to questions regarding the annexation process, Ms. Alkire provided an overview of the steps once Mucci has filed the petition for annexation. She explained once adopted by Erie County, the matter would be brought to Huron City Council as legislation would need to be adopted. She advised that statutorily, the property would come into the city as an R1- Residential zoning and the city would have a 6 month period to work through a re-zoning.

Mr. White then began discussion relative to water service. He explained that he is looking into potential options to help the city avoid having to expand the Water Filtration Plant, but still be able to provide the service and volume needed by Mucci Farms. He noted administration will be reviewing the current volume usage and the contract with the county as there would be a potential to adjust the volume of sales per the terms of the contract with Erie County, which would then provide the volume required by Mucci. He referenced speaking preliminarily with the county about this potential. He advised that the volume required by Mucci would be in increments as the phases are completed.

Mr. Spacek noted he has been in contact with Ohio Edison as a Construction Services Agreement will be required and explained he will continue to work to secure this agreement. He explained that if Council adopts the resolution tonight, he expects he could have bids by the end of the week and will then be ready to get started. Ms. Alkire noted that Mucci will be ready to sign the agreement following Council adoption and they will then transfer the money to the city.

The Mayor stated that following the execution of the agreement, the city would move forward on the purchase of the Diocese property by the city as discussed; he asked if there were any questions. No questions were raised. Mr. White provided information on the negotiation for the final price with the Diocese and recapped that the price is \$12,500 per acre. It was noted that the city may need to provide \$350 to Mr. Schlessman as he has crops on the property. Ms. Alkire noted it should be a quick close- 30 days with possession upon closing. Mr. White noted that legislation would follow. The Mayor asked if there were any questions or concerns. No comments/objections were voiced.

Other Matters

The Mayor referenced the issue with Boulder Shores Condominiums relative to their complaint about trash/recycling/yard waste service. He noted that as follow-up to their statement at the last Council meeting, administration has looked into the matter and Mr. White has emailed a response. Mr. White noted that individual residents in the complex had always paid the \$50/quarter fee to the city and he learned through Republic that they had been receiving a discounted rate on the dumpster service that they contracted directly with Republic for. He noted he is not sure of the consensus of residents in the complex as to their preference of a dumpster or carts, but he advised that the association talk with residents and then negotiate with Republic to potentially waive the dumpster fee if they wished to retain it. He noted, as has been stated previously, that the rate residents pay for the service they are being provided (garbage/recycling/yard waste) is still cheaper than surrounding communities. He noted that he would forward his email response to the association to Council members.

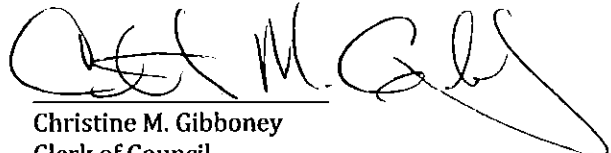
Mr. Ginesi re-joined the meeting at 6:19pm.

Mr. Dike raised several questions, to which administration replied:

- Ms. Alkire clarified that multi-family residential units are defined as buildings such as apartment complexes where there is one water account servicing all units.
- Mr. White advised that customers who are missed for pick-up call at the time of the occurrence to report the matter to the city.
- Mr. White provided brief update on the Rye Beach Mobile Home Park and the changes at the state level.
- Ms. Alkire recapped the status of the litigation relative to the Superior Drive right of way.

Mr. White provided a status on Creekside Condominiums, noting that the city has not received additional calls, but he noted he still thinks a dumpster would have been the best solution for this complex.

The work session meeting of July 25, 2017 adjourned at 6:26p.m.



Christine M. Gibboney
Clerk of Council