

THE CITY OF HURON, OHIO

Proceedings of the Huron City Council, Economic Development Committee(EDC), Finance Committee (FC), Huron Joint Recreation District (HJRD), Huron Joint Port Authority (HJPA) and Planning Commission/Design Review Board (PC/DRB)- Work Session Meeting Saturday June 1, 2019 at 9:00 a.m.

A work session meeting of the City Council of the City of Huron, Ohio was called to order by Vice Mayor Trey Hardy on Saturday June 1, 2019 at 9:10a.m. at the Huron Public Library, 333 Williams Street, Huron, Ohio and asked for a moment of silence for the victims in Virginia Beach.

The following members were present: **City Council:** Trey Hardy, Christine Crawford, Rick Schaffter. **FC:** Chuck Norton, Larry Leaman, Keven Kieffer. **EDC:** Andy Kurtz, Jodi Mast, Amy Roldan, Maureen Engeler. **HJRD:** Julie Spitzley, Renee Franklin, Jodi Mast. **HJPA:** Rob Moore. **PC/DRB:** Bob Howell, Jim Hartley, Mark Cencer.

Staff present: City Manager Andy White, City Engineer/Zoning Inspector Doug Green, and Management Services Coordinator-Clerk of Council Christine Gibboney. Also in attendance: Russ Critelli of OHM Advisors.

New Business

Capital Project Review

City Engineer/Zoning Official Doug Green provided a recap of upcoming and future capital projects including the Safe Routes to School sidewalk project on Cleveland Road West, Phase 1 & 2 of the US6 Corridor Project, Water Filtration Plant Upgrades, Sawmill Parkway Resurfacing, and the Berlin Road Water Line Replacement. Additional projects/tasks underway include establishing annual expense for street paving, improvements to Nickel Plate Park and the former Showboat Property, additions of ladders and life rings at the Pier, and lighting on the lighthouse. An extensive review of the scope and funding of the ODOT/City US 6 Corridor Project ensued. Discussion of the public input received for the proposed re-striping plan for Phase 1, and deadline for Phase 2 plans to ODOT ensued. Other items discussed included the new gas tax revenue which will go toward street repairs, public informational meetings on Phase 2 of the US6 Corridor Project, and the Sandusky US6 Corridor Study. A review of the scope and funding for the SRTS project ensued which led into a recap of discussions relative to potential asphalt paths along routes such as Rye Beach, Bogart and River Road. Cosmetic improvements to the Huron River Bridge were discussed; it was noted any cosmetic upgrades would be 100% city costs. Mr. White referenced the need for more residential areas and the nearly 120 acres of vacant property near Maple Ave, noting the lack of utilities to this area. Also discussed: ConAgra- and the need for utility infrastructure estimated at \$900,000 and the land swap required to be finalized for the city/state sections of the site, the RFI for 508 Main Street, the upcoming RFI being reviewed by the EDC for the Showboat property and the mention that discussions continue relative to a Wellness/Recreation Center.

Council Goals/Objectives

A lengthy recap of past discussion/proposal for a USGS facility on the ConAgra property ensued as it was reported this proposed concept had died out, however, USGS has not made final determination at this time, and they have continued to express interest in the ConAgra location. Mr. White referenced the desired mixed use for the area, the importance of access to the waterfront for public use, and the utility infrastructure needed on the site. He also referenced Charmeuse Lime, and the current activity on the site which is being used by them for a port of entry for staging/loading of materials. A lengthy discussion of

Norfolk Southern property was prompted by Mr. Howell with regard to interest in potential acquisition of railroad property, the need for a new Corporate Park, opportunities for the area surrounding ConAgra, and the benefits of the city owning the property. Mr. Howell suggested members look to find investors which led to a discussion by members of forming a committee and have current board members involved to reach out to investors, suggestions of looking into public/private partnerships, the option of raising funds directly from the citizens, and reaching out to Cedar Fair were all discussed. Several members expressed interest and the need to look into securing the railroad property. Ms. Spitzley advised of interest from resident expert Mr. Richard Dolbeer relative to the creation of a birding area. Mr. Hardy noted support for getting a group together to work with staff to continue discussions with the railroad. A discussion about the city's debit limits ensued, with Mr. Leaman advising to prioritize projects with revenue funding identified.

On the topic of Public Outreach, Mr. White reviewed the current staffing and transition expected when the Finance Director begins; explaining that Mr. Spafford will be back in Administration at that time and able to again devote time to public outreach. He referenced the quotes requested from Great Lakes Publishing and another firm which will be reviewed with information provided to Council. Ms. Crawford expressed the need for current operational activities as well as promotional/marketing efforts to be incorporated and the need to keep all social media platforms active and current, suggesting also using the Chamber's 433 App. Ms. Spitzley referenced New Departure Films and the work they have done in Sandusky relative to marketing efforts. Ms. Roldan also referenced a local firm doing promotional videos. A lengthy discussion relative to staffing, IT functions, website content management, and an investment in a communication plan ensued. It was referenced that a partnership could be discussed between the city and Chamber for use of their content manager.

Boards/Committees/Commission Roundtable

EDC: Ms. Mast referenced the work of the committee on the RFI process for city properties, noting the endorsement for the release of the RFI on the 508 Main Street property and the continued work on ConAgra and the Showboat Property. She noted the interest of the committee in having a strategic plan, more direction, and to meet with other committees on topics. A discussion on the endorsement by both the EDC and the FC of the expansion of bed tax to transient rentals, its failure at the Council level, the need and interest in revisiting the tax and the designation of where the revenue will be used ensued. It was noted that the revenue from this tax was included in the 2019 adopted budget and was identified to go to Parks and Recreation, it has since been suggested that the revenue go into permanent signage. A discussion relative to a cap on neighborhood rentals and discussion of how to regulate this ensued. It was noted that the FC made a motion to recommend that the extension of bed tax be in place by July 1, 2019.

FC: Mr. Norton referenced the members of the committee, and the purpose of the committee to make recommendations to City Council with respect to budgeting, debt, revenue. He referenced the committee's review of quarterly reporting, annual budget review, Moody's rating, debt capacity, strong financial health of the city, income tax, and economic development. Mr. Leaman advised of the conservative approach and forward thinking with regard to city budgeting. Debt capacity and the falling off of debt in 2023 was discussed.

HJRD: Ms. Franklin recognized the Parks & Recreation Department and the input the committee receives from them, but added that she would like to include budget review and a 5 year plan in HJRD meetings. She referenced amenities of bike lanes, walkways, medical/recreational facility, and birding areas. Ms. Mast referenced the need for extensive repairs to the Huron Boat Basin and administration noted this has been discussed as docks, retaining walls, utilities all are in need of replacement with an

estimated cost of \$4 million. He referenced the research into the Boating Infrastructure Grant for this project. Establishment of the HJRD and membership was reviewed.

HJPA: Mr. Rob Moore reviewed the establishment of the HJPA, its membership and original funding sources. He explained the committee regrouped a couple of years ago and began activity again noting the powers of the Port Authority in being an economic development tool for the city. He referenced the HJPA and their interest in pursuing a long term lease with USGS for a facility on the ConAgra site. He referenced the presentation that HJPA provided to the Planning Commission on this effort and explained that the HJPA will be meeting to review and provide a follow-up report to the Planning Commission. Discussion by Council members of the need to work on the land swap with the state ensued

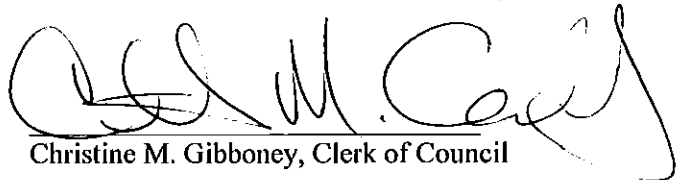
PC/DRB:

Mr. Cencer provided an overview of the PC/DRB board, members, and their purpose. He referenced recent discussions on the topic of development of the ConAgra site and referenced the need for future amendments to the Zoning Code. PC/DRB members noted they want to become more involved in the planning process for development and inclusion in discussions with other boards. Members provided the following recommendations/suggestions:

- Mixed use development on the ConAgra site
- Marketing of Main Street
- Restaurant for the Showboat site
- Staff the Zoning Department- code enforcement person needed, contact other municipalities for sharing of services.
- New Corporate Park needed, look at land acquisition.
- Encourage more hydroponic farms

Mr. White provided a recap on the status of the lighting regulations, reported that several businesses on Sawmill Parkway expressed interest in Huron Public Power, reported that IAC numbers are down, reviewed the annexation process, and provided a status on the OPC lawsuit. Mr. Howell suggested that consideration to amend the zoning code relative to non-conforming lots and no longer requiring the need to go through the BZA be explored.

Mr. Hardy thanked staff and members for their attendance and declared the work session meeting of June 1, 2019 adjourned at 11:43a.m.


Christine M. Gibboney, Clerk of Council