

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Work Session Meeting Tuesday March 28, 2017 at 4:00p.m.**

A work session meeting of the City Council of the City of Huron, Ohio was called to order by Mayor Hartung on Tuesday March 28, 2017 at 4:00p.m. in the Council Room of Huron City Hall, 417 Main Street, Huron, Ohio.

The following members of Council were present: Rick Schaffter, Trey Hardy, Phyllis Wassner, Brad Hartung, Joe Dike and Glen Ginesi. Note: Mr. Artino arrived while meeting was in progress at approximately 4:40p.m.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Parks & Recreation Operations Manager Doug Steinwart and Management Services Coordinator ~ Clerk of Council Christine Gibboney. Also in attendance: Dennis Burnside, Juniper CRE and Matt Heisey, Vocon.

**New Business**

**2017 Goals/Objectives:**

**Economic Development- Dennis Burnside, Juniper CRE**

Mr. Burnside referenced the standing Wednesday 10:30am meetings between Juniper and City Administration which Council members have been invited to attend. He distributed the weekly status update and reviewed same:

- New city website launched.
- Signage at Corporate Park has been installed. ConAgra signage facing river has been ordered and other sign for the site being finalized as to size.
- Open Air Market on Showboat Site: Mr. White provided summary of the tour day in Cleveland and the meetings there with potential vendors. Mr. Burnside spoke of the extraordinary opportunity this is and noted that Matt Heisey of Vocon would be speaking as to next steps with regard to concepts and proposal for services. In response to a question by Mr. Dike as to types of vendors in this market, Mr. White and Ms. Alkire referenced food and retail vendors, noting the types of high end vendors operating at the Cleveland Flea. It was explained that Ms. Sheldon would like to work with local quality craftsman and is very selective in her process to meet the criteria standards. Mr. White noted that they have mentioned the city's current farm market vendors and did talk about locals with Ms. Sheldon. Mr. White referenced getting a quote for a top coat of asphalt over the current gravel area and noted that restrooms are needed in this area. Mr. Burnside referenced the status report and summarized: the city has engaged in a contract with Stephanie Sheldon for this market; Vocon will be presenting a cost proposal for conceptual options; and the first phase is anticipated for mid to late summer operation.
- Mobile Home Park: Report being finalized; valuation still estimated at \$190,000. A lengthy discussion ensued relative to speculation of what the asking price may be for the property.
- Burger King: Contacted property owner, property actively being marketed and no serious prospects at this time. \$435,000 asking price.
- Developer Outreach – reactivation of email campaign program.
- Business retention/expansion: Met with IAC, South Shore, Goodwill, Edge Performance, Dreffer Family, Christie Lane Industries, and Sports Force. Upcoming Meetings: Norfolk Southern, Signet, Huron Economic Development Committee, Liberty Development.
- Mr. White referenced various discussions with Sports Force, Sandusky YMCA, Cleveland YMCA, Cedar Fair- reported that their intention is to increase ticket sales and in tripling field size. He noted discussions with Firelands Regional Medical Center with regard to some type of medical component; adding that the entities are not set on a recreation facility. The Mayor noted the entities involved in Sports Force are doing a study. Mr. Burnside then referenced the tour today of the Rootstown NeoMed facility with Administration and some Council members. He noted that Signet, his parent company, is involved in this community/ wellness facility. He reviewed aspects and

amenities provided by this facility. Mr. Burnside noted that Signet will look at a preliminary feasibility study and then talk to the city. The Mayor and Mr. Ginesi noted that they were very impressed with the facility.

#### **Showboat Site - Open Air Market- Next Steps- Matt Heisey, Vocon**

Mr. Heisey provided a presentation regarding the next step in the proposed open air market concept for the Showboat property. He referenced past discussions and recent events attend by city administration and some Council members relative to the Cleveland Flea and Ms. Sheldon's operation.

He explained that Vocon has prepared a proposal for a conceptual design package for the sight. He explained that these would be rough rendering options with estimated construction costs so Council could review and determine what they would want to be designed on the site. He spoke of interim solutions and permanent solutions and reviewed the scope of the package that Vocon would provide to the city.

Mr. Artino commented that this was the first time he is hearing the city would be paying and that there has been an agreement executed with Ms. Sheldon for the operation of the open air market. Mr. Artino added that he didn't think the Showboat site is the place for this. The Mayor, Mr. Heisey, and Mr. White referenced previous discussions on the market, and the direction of the adopted Master Plan. Mr. White noted that the agreement with Ms. Sheldon was executed under his authority in the amount of \$5,000. He recapped the history of the city purchase of the property, the improvements that have been made to date in accordance with Council direction in support of the Master Plan. He added that if Council wishes to now stop this direction or the project itself, that would be a Council prerogative.

A lengthy discussion ensued as Mr. Artino continued to express his disagreement with the proposed market and using the Showboat site for this purpose. The Mayor and Mr. White point out the possibilities for the site, noting the city can retain it or sell it- it is up to Council and added that accepting the proposal from Vocon will give Council options to consider but Council may choose to do nothing or pursue another direction.

Mr. Heisey resumed his presentation and in response to a question by Mr. Artino regarding parking, Mr. Heisey replied that parking would be a topic addressed by the Zoning Code and would be incorporated, but not at this point as this is simply a rendering of options for the actual site. Mr. White addressed the parking concern in the general area and referenced the Zoning Code with respect to the downtown area noting it differs from other areas. In response from an inquiry from Mr. Artino, Mr. Burnside remarked that cities always make an investment on some level when promoting economic development.

In conclusion, Mr. White, Mayor Hartung, Mr. Ginesi and Mr. Hardy expressed the city's intent in promoting the area by creating a short term destination to generate activity to the area in compliance with the direction of the Master Plan. Mr. Artino noted his disagreement with doing anything on the site with taxpayer money. Mr. White discussed the importance of city investments and referenced Corporate Park, adding lastly that this is simply an opportunity for consideration.

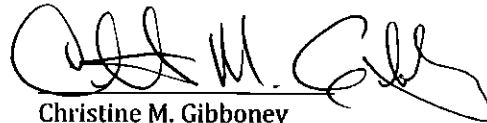
#### **Oklahoma Improvement Project: Proposals for Construction Administration/Inspection Services**

Ms. Alkire referenced the two proposals provided to Council relative to Construction Administration and Inspection services on the Oklahoma project. She explained that Council did not authorize the Construction Administration and Inspection when they approved the design service through OHM. She then reviewed the two quotes: OHM \$64,066 and QCI \$69,800. She noted both proposals provide the same scope of service and a brief discussion ensued comparing the two firms and circumstances with respect to the project. The Mayor noted that it is Council's choice. It was noted that time is of the essence as the project is expected to commence per the contract in early April. The consensus agreed that the lower proposal from OHM should be selected to be placed on the agenda as Resolution 2017-26.

Mr. Ginesi mentioned the topic of the property owners assessment, advising that the discussion regarding potential offset or forgiveness of assessment needs to take place sooner and that the analysis needs to move along to accommodate the discussion. He referenced the owners in the previous water line assessment on

Williams, Center, Taylor noting that are continuing to pay during this time. He stated he does not believe the city should issue any utility assessments. Discussion on utility assessment projects and sidewalk assessment projects ensued. Mr. White advised that the city has an opportunity to begin to roll out a policy, but advised this would be something looking forward and that the city must equate a rate to include costs for future projects. The Mayor noted that he believes the city should consider offsetting the assessment to property owners by half as this is what was done with the Williams, Center, and Taylor project.

The work session meeting of March 28, 2017 adjourned at 6:04p.m.

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

Christine M. Gibboney  
Clerk of Council