

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Work Session Meeting Tuesday June 27, 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 June 27, 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, Trey Hardy, Phyllis Wassner, Brad Hartung, Joe Dike, and Sam Artino. Members absent: Glen Ginesi.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Finance Director Cathy Ramey, City Engineer Doug Green and Management Services Coordinator ~ Clerk of Council Christine Gibboney. Also in attendance: Mike Spacek, EPS Consulting.

New Business

Mucci Farm- Utility Discussion

The Mayor referenced the Utility Committee meeting held yesterday to review the electrical needs and options. Mr. White noted that the sale is expected to close on Friday at which time Mucci Farms can then begin the application process for annexation. He advised that there are many items to be worked out, but the city cannot take action on some items until the property has been annexed into the city. Mr. White explained that at this point temporary power is needed. He recognized Mr. Spacek in attendance and distributed information forecasting the total electrical costs associated with Phases 1, 2, and 3 of the project. Mr. White explained that there is a policy question for Council as to the preferred direction related to the substation: 1) Mucci Farms owns and then leases back to the city or 2) City owned.

A lengthy review and discussion of each of the phases and their respective projected expense and anticipated revenue ensued. In response to questions, Mr. Spacek stated that there could be some savings relative to engineering costs by doing Phase 1 and 2 together, but noted that the largest expense relates to the transformers. A discussion regarding the liability that would exist by just having one transformer versus having two in place in the event one went down ensued.

Discussion relative to the need to establish an agreement to protect the city's investment with regard to the transformer expenses ensued based on concern in the event something would happen with the business in the future. Discussion included suggestions that in addition to an agreement, perhaps there should be a requirement requiring funds to be deposited into an escrow account. Mr. Artino suggested that perhaps as much as 50% should be required to be placed in escrow.

Mr. White stated that he would be meeting with Mucci Farms tomorrow and discussing the use of the grant funding that they received from the state which can be used toward the general services costs. He noted that if Mucci would rather have the city do this, then the city would invoice them for the expense.

A brief discussion on potential electric rates and projected timeline of the process ensued. Mr. White provided an update on the actual site plan, noting that there have been concerns related to the residential component location. He also referenced discussion with the Toledo Diocese regarding their property as a possibility for the residential component and the substation.

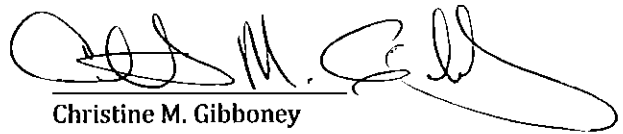
Mr. White advised that it is the recommendation of administration that the city retain control and own the substation. A roundtable survey of members supported the city ownership of the substation. In addition, Mr. Artino and Mr. Schaffter voiced support to move forward with both Phase 1 and 2 simultaneously. No objections were made.

Other Matters

Mr. White referenced the many calls received relative to the new garbage/recycling containers. He noted specifically the complaints from Creekside Condominiums. He explained briefly the unique situation at this condo location and noted that Republic has provided them options to consider. He advised that administration was expecting residents from this association to be in attendance this evening at the regular meeting.

Ms. Alkire spoke briefly about the noise ordinance on the regular agenda, noting that at the last meeting the three reading rule was waived and the ordinance was tabled. She explained the legislative procedure options that Council could consider. It was noted that the city did provide information to the Chamber of Commerce and they distributed material to members.

The work session meeting of June 27, 2017 adjourned at 6:27p.m.



Christine M. Gibboney
Clerk of Council