

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Work Session Meeting Saturday January 7, 2017 at 12:00p.m.**

A work session meeting of the City Council of the City of Huron, Ohio was called to order by Mayor Hartung on Saturday January 7, 2017 at 12:00p.m. in the conference 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, Sam Artino and Glen Ginesi.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Assistant to the City Manager Mike Spafford, Finance Director Cathy Ramey and Management Services Coordinator ~ Clerk of Council Christine Gibboney.

**Old Business**

**The 2017 goal/objectives identified by City Council members at the November 22, 2016 work session was recapped by the Mayor:**

Financial Policy- Surplus  
Rye Beach Trailer Park  
CRM System  
Expansion HPP  
Development of Nickel Plate  
Median Signage  
Quiet Zone Study –revisit  
Landscaping Improvements-Perimeter of Fabens on US6  
Recreation Center  
Municipal Building Upgrades

In addition, the Mayor referenced additional items that are ongoing and/or have been discussed as well:

Mucci  
Norfolk Southern property  
Grant Program  
Economic Development  
Sawmill Parkway  
Building & Zoning Operations  
Acquisition of property

The Mayor referenced discussions with the Goals/Objectives Committee relative to the process for 2017 in addressing the goals/objectives. He explained that they are recommending that each set work session be dedicated to a specific goal/objective for discussion. Mr. White added that the agenda format for the work sessions will continually be updated to follow the progress of the discussion per topic. The Mayor asked if there was any discussion/objection to this proposed format. There were no objections/discussion.

**New Business**

**Capital Projects**

The Mayor reviewed capital projects underway: Oklahoma Water Line & Resurfacing Project, Main Street Streetscape, US Route 6 Improvement-2018.

Mr. White referenced recent discussion with Main Street business owner, Dr. Michael Kisil relative to his complaints over the parking configuration on the plans and noted several meetings have been held with Dr.

Kisil. Mr. White noted that while this project was discussed in open meetings of Council for approximately three years, and each business was visited prior to construction, in retrospect he and the Mayor feel that additional outreach to businesses well in advance of construction would have been helpful to inform the public and this will be something that the city would like to do in the future. He explained that the parking issue with Dr. Kisil is specific to spaces on the city's right of way located in front of his business. Mr. White provided brief overview of the entire parking count and cautioned Council that this plan has been approved by ODOT; any material changes would cost the city as they will not be eligible for the grant funding. It was noted that Dr. Kisil has room on his property for parking. Mr. White noted that administration needs to finalize action on this matter in order to keep the project on the timeline and will have information for Tuesday's Council meeting.

Roadway Paving and Sawmill Parkway were topics then added for discussion as Capital Projects. Lengthy discussion ensued regarding road inventory/rating; planning for annual roadway paving; how roadway paving projects are to be established (rating, budget, feet/miles, etc.). Mr. White noted resurfacing of Sawmill Parkway has become a topic for discussion due to inquiry and potential economic development and explained that due to the condition of the roadway, this will be a large expense and the city would have to look at debt financing.

***Capital Projects referenced:***

- Oklahoma
- Main Street
- US6
- 2016/2017 Paving- suggestions
  - Rye Beach
  - Strowbridge/Salem
  - Beachwood
  - Taylor – south of tracks
- Sawmill Parkway
- Financial Policy

**Real Property Development**

**ConAgra site, Showboat site, 508 Main Street, Corporate Park.**

Mr. White recapped marketing/development efforts through the contract with Juniper CRE. He also referenced the 2017 agreement with Juniper which is on the Council agenda for January 10, 2017 and the vendors working in conjunction with marketing efforts (Vocon and Impact Group) explaining that a budget appropriation to allow Juniper to continue to work with these vendors in 2017 will be discussed at Tuesday's meeting. He referenced a Cleveland developer interested in bringing 4 events to the Showboat site on a temporary lease basis. He recapped marketing efforts in progress by Vocon and Impact Group. The Mayor mentioned the Corps of Engineers and the potential for a walking path on the spoils site. A lengthy discussion ensued on specifics related to marketing efforts: Juniper's focus, Council desire to have a listing of all city-owned property with utility/amenity information and legal descriptions, Council inquiry into a perimeter path around the ConAgra property. Mr. White noted that he would discuss Council comments with Juniper.

***Real Property Development Listing***

- Showboat/N. Main Street
  - Parking: HPRD Site/Wall Street
  - Outdoor Market
  - Spoils Site-trail/enhancements- work with USACE
- ConAgra
  - Clean Up
  - Further develop site concepts
  - Norfolk Southern Partnership
- Marketing Enhancements
  - Develop Site Specific Marketing Packets (Showboat, ConAgra, Corp. Park, 508 Main)

### **Rye Beach Trailer Park**

Lengthy recap of administrative efforts to date and factual jurisdiction authority ensued. Several Council members voiced the opinion that the city should look into acquisition. Ms. Alkire advised that she would recommend that Council be provided options in order to evaluate the impact of choices before deciding which option to go with and consider the city's return on investment if acquisition is the decision. She provided examples; the city could attempt code enforcement with owners and tenants- cautioning that if this is done it would probably result in litigation and probable injunction which will stop the city. She noted that Council could choose to challenge the state and go after the Ohio Mobile Home Commission. Discussion between members ensued. Ms. Alkire then addressed potential acquisition, advising that Council would have to determine what then the plan would be for the site. She noted that if the city was able to purchase the property that she wanted Council to understand that the city would become liable for the conditions existing and noting that the process for removing tenants by the eviction process is lengthy –at least 6 months, and then the removal of trailers and preparing of the site would follow. The Mayor, Mr. Artino, and Mr. Ginesi expressed that they would recommend pursuing acquisition. The Mayor noted this should be the first topic on the next work session for discussion. Mr. Ginesi stated the goal must be to develop a plan for the property.

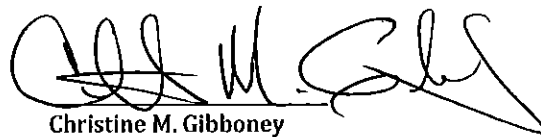
### **Recreation Center**

Mr. Hardy advised that a community group has continued discussion on a Recreation Center. He advised that the group is waiting for final drawings now and the estimated cost of the facility is \$12 million. He noted that with land acquisition, the total would be between \$15 to \$18 million. He noted that they have private money committed to the project and he anticipates that information would be brought to Council in the next couple of months. Mr. White referenced discussions with the YMCA and a potential opportunity for partnership that may provide for the use of a pool that the city schools are looking for noting that he would rather look at something like this and let the other entity run the facility.

In conclusion, the Mayor specified the following goals for discussions in work sessions:

- Mobile Home Park  
Site Strategy
- Community Recreation Center
- Property Acquisition
- Quiet Zone
- Mucci
- Surplus/Economic Development Policy
- Municipal Building  
Analysis & future plan

The work session meeting of January 7, 2017 adjourned at 1:40p.m.



Christine M. Gibboney  
Clerk of Council