

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Work Session Meeting Tuesday, November 27, 2018 at 5:30p.m.

A work session meeting of the City Council of the City of Huron, Ohio was called to order by Mayor Brad Hartung on Tuesday, November 27, 2018 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, Christine Crawford, Brad Hartung, Joe Dike, and Glen Ginesi. Members absent: Sam Artino and Trey Hardy.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Interim Finance Director Mike Spafford, and Management Services Coordinator ~ Clerk of Council Christine Gibboney. Also in attendance, Dru Siley of Liberty Development and Dennis Burnside of Juniper CRE, and Finance Committee Members Chuck Norton and Larry Leaman.

New Business

ConAgra Site- Liberty Development

The Mayor and Mr. White recognized and welcomed Mr. Siley and Mr. Burnside in attendance. Mr. White referenced that this meeting would provide a roadmap for actions to be considered in 2019 on the ConAgra site.

Mr. Siley then provided a presentation relative to next steps, explaining the first two items to be presented (1A & B) must occur no matter who ends up developing the site:

- 1) Completion of the land swap between the city and state.
 - a) Road dedication, right-of-way, legals, agreement with the state. Ms. Alkire referenced the agreement with ODNR and noted the exhibit was being finalized. Mr. White reviewed the areas of land to be swapped and provided the history relative to the Clean Ohio Revitalization Fund Grant (CORF) and these two pieces of property. Mr. Siley noted the legals were in progress by Polaris and OHM Advisors were finishing the design for utilities. A brief discussion ensued regarding the city responsibility for the state boat ramp area with regard to maintenance of the ramps/floating docks and grounds maintenance and the state responsibility with regard to infrastructure. Mayor Hartung referenced the need to name the roadway, suggesting perhaps a contest. Mr. Ginesi suggested recognition of Dr. Dreffer due to his contributions to the community.
 - b) Utility Design and Installation by the city to include: sewer, water, gas, storm and electrical services. Recommendation to bid and begin installation by the end of the 1st quarter in 2019. It was noted utilities would not go all the way into the site. Mr. White noted a valuation of the site has been requested as the value of the site today needs to be determined.
- 2) Proposed Development Agreement between city and Liberty Development. Mr. Siley reviewed the proposed plan for the site: -3 acres for Phase 1-Commercial Development; 6 acres for Phase 2- future development, and the 2 acres surrounding the perimeter for public spaces. He noted that an agreement for Council consideration would be ready for the December 11th meeting. He referenced past discussions with Council and the Planning Commission relative to proposed future development and explained that expectations, timelines and estimates all need to be discussed and noted the continued interest from USGS and the expectation that something would be received by the end of the year. He reported that he is not as hopeful of ODNR's interest. In response to a question by the Mayor of the estimate of Liberty's investment, Mr. Siley estimated \$3 million. Mr. White commented that aspects of the conceptual ideas for the public areas are subject to change and Mr. Siley added that AECOM has broken the public areas into two phases and have removed some of the aspects originally presented. A brief discussion regarding a 50' conservation easement ensued. In conclusion, Mr. Siley noted he would email the presentation to Council and explained Liberty believes the plan reserves options and provides opportunities for the city. Members then discussed the location of utilities for the site and Mr. White briefly recapped discussions with Charmeuse Lime and

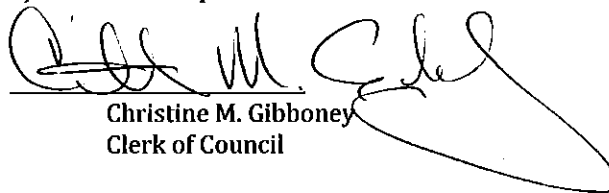
Norfolk Southern regarding the lime plant parcel which is currently being leased by Charmeuse. He reported Charmeuse's interest in purchasing the parcel and their plan to close down the facility and remove structures and clean the site. He explained Charmeuse has expressed a need for 5-10 acres of the parcel as an area to offload stone.

Other Matters

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Mr. White provided recap of the US6 Corridor Project including the unwarranted light at the Berlin Road intersection. He explained that based on previous public input the striping plan would remain the same as it is now. He reviewed funding from ODOT and MPO on the project and advised of the potential loss of funding from these entities if the city were to either leave the light at Berlin Road or remove the planned improvements for the intersection. He provided a recap of estimated project costs noting the total for just the base project is estimated at \$1.5 million, with the city portion of cost estimated at \$714,000. He referenced the additional work identified which would add to the city costs which include: catch basin repairs, storm drainage repairs, curb replacements and sidewalks, bringing the estimated city cost up to \$1.4 million. A discussion on the city's debt limitation and debt schedules ensued with Mr. Ginesi referencing discussion at the Finance Committee level for the need to layout all anticipated projects and prioritize these noting that the city has no problem with servicing debt, but referencing the city's debt limitation. Mr. White referenced the possibility of this project being bumped to 2020 and the need for more public input on the plan. Mr. Green noted he was trying to finalize the plans at this time. Mr. White reviewed the debt schedules and recommended policy discussion and the need for prioritization of projects.

The work session meeting of November 27, 2018 adjourned at 6:20p.m.


Christine M. Gibboney
Clerk of Council