

**THE CITY OF HURON, OHIO**  
**Proceedings of the Huron City Council**  
**Work Session Meeting Tuesday, September 11, 2018 at 5:00p.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, September 11, 2018 at 5:00p.m. in the Council Room of Huron City Hall, 417 Main Street, Huron, Ohio.

The following members of Council were present: Trey Hardy, Brad Hartung, Joe Dike, Sam Artino and Glen Ginesi. Note: Christine Crawford joined the meeting in progress at 5:53pm. Also in attendance: Jim Ellis of Integrated Wellness Partners (IWP), Dennis Burnside of Juniper CRE, and Members of the Citizens for Wellness Center Committee.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Interim Finance Director Mike Spafford, Doug Steinwart Parks and Recreation Operations Manager, City Engineer/Zoning Inspector Doug Green, HFD Captain Mike Hohler, and Management Services Coordinator ~ Clerk of Council Christine Gibboney.

**New Business**

Mr. White explained the Integrated Wellness Partners (IWP) study was initiated by Council with interested entities contributing to funding to offset the fee (Firelands Regional Medical Center, Firelands BGSU and the Citizens for a Wellness Center group) referencing that IWP discounted their standard fee for the study. He mentioned the motion recently introduced by Councilman Hardy relative to continued support in looking into a Wellness Center explaining that the motion was tabled in order for Council members to have time to review the study and have additional discussion in this work session.

Mr. Burnside referenced the various meetings with interested entities, noting he has upcoming meetings planned with stakeholders and potential investors and will also meet with Cedar Point/ Sports Force to confirm the status of that facility.

Mr. Ellis then provided a background of IWP, explained the circumstances and necessity relative to a feasibility study and noted a purposeful group of stakeholders are required when certain factors are just not enough -such being the case with Huron. Mr. Ellis then reviewed the findings of the feasibility study, Items of note/discussion:

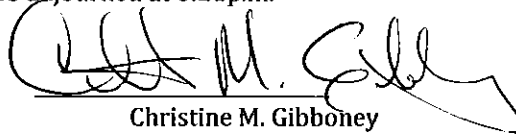
- Data on estimated membership potential including workplace members, BGSU Firelands, medically referred members. The estimated residential based membership data is approximately 450-500, what is needed is 1,800 memberships. Scenarios of ways to increase membership numbers such as through student memberships, employer membership commitments, and looking into former YMCA memberships were noted.
- Estimated cost of a 48,000 sq. ft. facility includes fitness/recreation, child care/programming, wellness/clinical, and a 3 lane non-competitive pool-\$13,000,000-\$15,000,000. A change to an 8 lane competitive pool would add an additional \$2.5 million and \$100,000 annually for operation. It was noted that the features and costs would change depending on what the community would want to incorporate. As proposed, \$2 million per year will be needed and commitments to cover this cost a necessity. It was noted that offsetting operating costs can help reduce this number, and example would be if land for the facility was provided. Discussion on having a competitive pool was noted as being something the citizens group would want to incorporate.
- Referenced meetings and continued interest from FRMC, BGSU Firelands and the Citizens for Wellness Community Group. IWP would need to see engagement in order to solicit investors who will expect a modest return on their investment (8%-10%).
- Estimated annual membership cost \$500- \$600.
- Lease of space in the facility and potential uses/programs discussed. Urgent care component has been discussed with FRMC- they have not dismissed the idea and discussions are ongoing.

- Potential locations discussed. Recommendation from IWP that the area be within walking distance of BGSU Firelands.
- Meetings scheduled with businesses in Huron this week to discuss possible interest in investment.

Mr. Burnside and Mr. Ellis stressed again, that all components reflected are conceptual, features and costs will change depending on what is determined by the community. It was noted no final decisions can be made, as there needs to be additional discussions, consideration of a formal support to continue moving forward in order to solicit investment commitments to determine if this could come to fruition.

Mr. Artino questioned the amount of time administrative staff has spent on this matter to date, asking for a time study on same, as well as how much money has been spent to date. Mr. White referenced the wellness feasibility study cost to the city of \$14,000 and noted he could not provide an answer on the time spent by administration on the subject. Lengthy exchange between Council members ensued relative to the fact that this topic was identified as a goal by City Council and budget allocation authorized by Council for same. Mr. Hardy recapped the original discussions and action of Council. Mr. Artino questioned the action being asked of Council at this point; noting he didn't believe there was enough information on cost to support a vote by Council. Mr. Hardy recapped the motion he had made and tabled, noting that the motion did not relate to any commitment of funding at this time; it was to express a formal motion to continue the process of looking into this matter. The Mayor referenced the interest being expressed by the community and noted he believes that Council should continue to look at this. Mr. Artino asked for a defined timeframe to deliver the final conclusion/commitments. Discussion as to the estimated length of time needed by IWP to come to a final conclusion ensued and ultimately Council agreed on a period of 90 days, with an update/progress report to be due in 60 days.

The work session meeting of September 11, 2018 adjourned at 6:21p.m.



Christine M. Gibboey  
Clerk of Council