



Village of Johnstown Regular Council Meeting Minutes Tuesday, January 21, 2014

CALL TO ORDER

Mayor Sean Stanearth Called to Order the Village of Johnstown Regular Council Meeting for Tuesday, January 21, 2014 at 7:00 p.m.

ROLL CALL: Cheryl Robertson; present, Bill Van Gundy; absent, Bob Orsini; present, Sharon Hendren; present, Mayor Sean Stanearth; present, David Keck; present, Carol Van Deest; present.

IN ATTENDANCE – PUBLIC: Gordon Cromwell and Charlie Sullivan with American Legion Post 254; Andrew King with This Week News

IN ATTENDANCE – STAFF: Jim Lenner- Village Manager/Planner, Jim Blair- Zoning Inspector, Jack Liggett-Service Director, Glen Hacker-Service Department, Newt Long-Service Department, Patti Barlitt-Service Department, Tim Perry-Service Department, Teresa Monroe- Clerk of Council.

INVOCATION: Given by David Keck

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: January 7, 2014

David Keck motioned to approve the minutes as presented. Mayor Stanearth seconded and the vote was as follows: Cheryl Robertson; yes, Bill Van Gundy; absent, Bob Orsini; yes, Sharon Hendren; yes, Mayor Stanearth; yes, David Keck; yes, Carol Van Deest; yes.

The motion passed 6-0

PUBLIC COMMENTS: Mayor Stanearth opened the floor for public comment. Gordon Cromwell with Johnstown American Legion Post 254 requested to set another meeting date with the American Legion Project Committee (Sharon Hendren, Bob Orsini, and Sean Stanearth). After discussion, the committee meeting was set for February 18, 2014 at 6:00 pm. Mr. Cromwell said he had some questions but he would wait until the meeting to ask them. Jim Lenner said he could email the questions to him prior and he could get answers by the meeting date. There were no further comments; Mayor Stanearth closed the floor for Public Comment.

VILLAGE MANAGER MEMOS

A. Johnstown Park and Recreation Plan

Jim Lenner's memo:

As part of the 2014 Capital Improvement Plan \$25,000 was slated for our first Park & Recreation Master Plan for the Village. I have solicited two consultants for proposals which are attached. I would like feedback and prefer to make a selection by the end of January 2014.

Discussion:

Mr. Lenner summarized by saying that a lot of emphasis has been placed on our park and recreation facilities over the past two years, cleaning them up and reclaiming where they used to be. He thanked the Service Department employees for laboring tirelessly to cut and trim back the bike path, also maintaining Rolling Meadows Park, Bigelow Park and the Recreation center. Mr. Lenner said many people ask about what we will do with our parks, do we have enough parks, do we need different kind of parks, and are the parks serving the people we have in town? Mr. Lenner said that these are all valid questions and right now he cannot answer them because we have never had a park and recreation master plan for us to compare to what would be standard. He said this would be a first step in trying to evaluate our park system and what we have to offer to our residents and what we should expect to offer in the future. A lot of it right now is background work, there will be some public input sessions trying to get feedback on what people want to see. Mr. Lenner has solicited two consultants that have extensive knowledge in park and rec planning and provided their plans to Council. Both consultants (ms consultants, Inc. and CT Consultants) have come in under the \$25,000 budget that was set. Mr. Lenner asked that Council members go over them and provide any input they may have and was hoping to have a selection by the end of the month.

Carol Van Deest asked if we were still thinking about working with the Monroe Township Trustees as well. Mr. Lenner said yes but not officially because of the ballot issues with the school and the fire district, it could be 2015 before any levy would be on a ballot, and we have a lot of work to do before that would even be a consideration. This would encompass the Village and outskirts and not the whole school district or township at this point. Ms. Van Deest mentioned that she asked that question because in today's paper there was an article about local governments needing to work together. Mr. Lenner said that he can ask the trustees if they are willing to participate to make sure the entire township is involved; right now we would just look on the immediate twenty year build out of the Village, not necessarily the entire township. Mayor Staneart asked if we can find out what the "shelf life" on this is, if we get this plan done, our resources are somewhat limited as to what we can do and they may have some extensive things in here that twenty years from now this plan may not work well. I would hate to spend money on a plan now that we could not really implement for ten to twenty years and then not be able to utilize the plan that we paid for. Mr. Lenner said that it is like any plan, like the strategic plan, it needs to be revisited every five years. Both plans provide options for potential funding and just like asset management, if we have a plan in place that recognizes the need and the cost it would be easier to get funding. Mayor Staneart asked if this was going to dig in to or deplete our parks and rec budget, Mr. Lenner said no, this is Capital Improvement Plan money that was budgeted. Ms. Van Deest asked if both of these companies would help with grants. Cheryl Robertson said that it looked like one of the proposals charged extra for grant application, Mr. Lenner agreed that he believed that was one of the differences in them. Mayor Staneart said also these plans would be more on a macro level instead of micro. Bob Orsini asked if it were possible to wait on this until we find out what the school facilities have in their plan as far as park and rec space that could potentially be open to the community, although not necessarily part of the Village use plan, these areas could fundamentally change what is available and the plans would definitely take these areas into consideration. This would mean a wait until May; he

asked if there was a reason to move quickly now versus waiting to see how that turns out. Mr. Lenner said there is no immediate need other than to get a plan in place. Mr. Orsini said that his recommendation to Council is to wait and see how the school issue turns out then we could make a better, more informed decision. Thoughts can be gathered and this can be further discussed at next Council meeting. Mr. Lenner said he would get with Monroe Township and go from there.

B. Johnstown Business and Manufacturing Center

Jim Lenner's memo:

There was a discussion in 2010 as to the ability of the Village to facilitate the connection of Phillips Drive to Sportsmans Club Road. The purpose would be to open and market +/-178 acres as "shovel ready" to potential developers and existing businesses in the Village. We worked with our Engineer to develop potential routes and cost estimates to determine the best way to extend Phillips Drive. During the development of the alternative connecting routes and review of the cost estimates, the Staff determined it was not worth the investment for two reasons: (1) the costs (and risks) of the infrastructure severely outweighed the potential to recoup and (2) the increase in traffic onto US 62 and through the heart of the Village would be a deterrent to not only the traveling public but the business park tenants as well.

We then started to search for suitable property on the west side of the Village to situate a business park. We have found not only a potential +/-123 acres but property owners willing to participate (in what manner is yet to be determined) in the development of a new employment center.

If we are to be successful in developing a broad tax base we must be able to attract manufacturing jobs to our community. The economic development landscape has become "shovel ready" meaning employers want a site that has infrastructure (gas, water, sewer, roads, electric, internet, traffic control) in place and construction of a new facility can happen as soon as permitting has been completed.

Attached to the memo is a conceptual plan that I present to Village Council for discussion. This plan shows roadway, buildings, parking and buffering in general. It includes corporate office, light manufacturing and flex office/warehouse space. In total over 680,000 square feet of building area could be developed.

The next steps would include developing cost estimates, refining target industry list, drafting a developer agreement with the property owner and crafting a financing strategy.

Discussion:

Jim Lenner presented the Conceptual drawing of Johnstown Industrial Office Park to Council (Exhibit A). Mr. Lenner said that in September Council and he discussed and finalized the policy priorities for the Village and the number one priority was economic development. A common concern from our businesses inside our business park is traffic congestion through the center of downtown. He said this led us to look on the other side of the Village to see if there was any land out there to potentially develop into a business park. The land in the concept drawing is currently owned by two individuals in a limited partnership and they are, at least verbally, willing to partner with Johnstown in the creation of a new industrial park. Jim Lenner said this is a concept plan, and that's it. It is a starting point for a discussion of what we would be willing to do as a Village to broaden our tax base and attract companies to the Village. It

would be a higher traffic facility than what we have in our existing corporate park because of the traffic issues coming down through town. Mr. Lenner said his hope tonight is to get overall conversation and thoughts; this would be over 600,000 square feet of office space, manufacturing space, and flex office space. Mr. Lenner said that he had a hotel ask him if there was a place for them to potentially build and be successful, when the idea was shared they were very interested. Mr. Lenner said also that he would like to shop this to the existing businesses in town and see what the interest would be. He said funding, obviously this is no small project and it will cost a lot of money but there are job ready sight grants available. There are risks involved, but there are payoffs involved. This is one idea to further that idea of economic development and stabilizing our tax base, not by the residents but by businesses, and keeping our tax rate at one percent.

David Keck said assuming that our current business park occupants may want to move to the new business park, then, we would have vacant property. Mr. Lenner said his assumption would be that if they were moving, it would be part of an expansion plan that would give them a net gain of jobs. Mr. Keck was also concerned that their original traffic flow problem has not been resolved solely by the traffic light installation. He believes these companies are our first partners and our priority. Mr. Lenner said that he would share our concept with the current business park occupants and get their thoughts.

Carol Van Deest asked if the property owners were more inclined to go this route instead of going the way of a residential development again. Mr. Lenner said he thought so.

Bob Orsini said although he believes it is critical for us to have another sight beside our current industrial sight, his concern is placement, and that this would push residential developers away from that area. People are not going to want to live in an area with high semi-truck traffic.

Mr. Lenner said that he would notify and include the current business park companies of the concept and gather input.

Sharon Hendren said that a name change to Phillips Drive had been discussed in the past and asked if we were still considering this change. Mr. Lenner said that it can be changed at any time. Mayor Stanart reminded Council that when considering a new name to be mindful that this road is located in an office park. Mr. Lenner said considerations can be emailed to the Council clerk and will be compiled.

Ms. Van Deest asked what would be our next step regarding the industrial office park. Mr. Lenner said the biggest four are probably funding, drafting an agreement with the property owner, engineering estimates, and traffic studies. Mr. Lenner said that before we go to the property owner and ask how much they are willing to provide, we should know how much we needed for the project, and he would recommend completion in phases. Mr. Lenner said that if Council would want to proceed, he would need a motion to start preliminary engineering and a dollar amount. We could start with a portion of our budget \$85,000 that is set aside for engineering. Carol Van Deest said that this is a big decision and a little scary, however given that economic development was agreed as Council's number one priority, she thinks that we should begin. Jim Lenner said that he agreed with Carol and he is not asking to build it tonight but just to start the process; to begin with a little money up front to see what we're talking about in terms of cost. Cheryl Robertson said she thinks we should move forward with a motion. Bob Orsini said he agrees with all, he said the industrial complex we have now is not getting better

from a traffic standpoint so we need to start planning right now as what our next steps are going to be.

MOTION

Bob Orsini motioned that if the engineering firm (CH2MHill) can come back with an estimate that is \$12,000 or less that Jim Lenner has the authority to move ahead with the preliminary study, drawings or prints. Mr. Lenner added that if it is more then he would bring it to Council on the fourth. Mayor Sean Staneart seconded and the vote was as follows: Cheryl Robertson; yes, Bill Van Gundy; absent, Bob Orsini; yes, Sharon Hendren; yes, Mayor Staneart; yes, David Keck; yes, Carol Van Deest; yes. **The motion passed 6-0**

RECOGNITION

Mayor Staneart, referencing an image (attached) of the opera house cupola, said that he wanted to give recognition to a local business that has donated some time. Mayor Staneart said that we were able to utilize this in various ways this year. The cupola image was rendered by Digital Impressions Inc. in Johnstown and it was used in the bi-centennial trademark and the Village has incorporated it as well into their logo. Mayor Staneart said that this business owner has decided to donate the image to the Village for their use and he said that we appreciate the donation. The artist that drew the image is Phil Catlin.

LEGISLATION

RESOLUTION NO. 2014-04 A RESOLUTION AMMENDING SECTION THREE OF RESOLUTION 2014-01 COUNCIL MEMBER APPOINTMENTS TO THE PLANNING & ZONING COMMISSION AND PERSONNEL BOARD OF REVIEW THEREOF EFFECTIVE JANUARY 2014.

Introduction/Public Hearing/Vote

Jim Lenner introduced this resolution as a “cleanup” to Resolution 2014-01. The Law Director pointed out that some of the overlapping terms were not clearly defined. This resolution would: 1.) place the Council appointment to the Planning and Zoning Commission, which is Mayor Staneart, on a four year term (7.03 (a) Charter of Johnstown). The previous resolution had it as a two year term. 2.) The Personnel Board of Review members should have three year overlapping terms (7.04 (a) Charter of Johnstown). It does not appear that previous terms were overlapping. Based on election and how this could work with the assigned members this resolution would put Bill Van Gundy on a three year term, Bob Orsini on a two year, and Sharon Hendren on a one year term. This will allow future appointees to have overlapping terms. Carol Van Deest motioned to approve. Cheryl Robertson seconded and the vote was as follows: Cheryl Robertson; yes, Bill Van Gundy; absent, Bob Orsini; yes, Sharon Hendren; yes, Mayor Staneart; yes, David Keck; yes, Carol Van Deest; yes.

The motion passed 6-0

RESOLUTION NO. 2014-05 A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO INITATE THE TERMINATION OF WATER SERVICE. *Introduction/Public Hearing/Vote*

Jim Lenner introduced this resolution. Mr. Holbrook came to Village Council on extending the water line out toward Duncan Plains, the water line originally terminated at Granville Mill. Mr. Lenner has a letter from Mr. Holbrook written at that time asking to annex his properties into the Village of Johnstown and that he would start the process in April 2013 when he returned from Florida. Mr. Holbrook has not begun this process. By law we are not required to provide water service to residents or businesses outside of the Village limits. We served a letter to the

businesses located on Mr. Holbrook's property and Mr. Holbrook did contact Mr. Lenner today from Florida and stated his willingness to annex. Mr. Lenner said that Mr. Holbrook did point out some issues that he will have to investigate and return a phone call to him to either agree or disagree with. Mr. Lenner said nevertheless Mr. Holbrook did make a promise ultimately to the taxpayers who made that water line possible, at the cost of \$130,000. The Village acted under a good faith agreement and is asking for Mr. Holbrook to fulfill his part of that agreement. Mr. Lenner asked that water termination be effective March 15, 2014 unless an annexation petition has been submitted to the Licking County Commissioners.

David Keck asked if Mr. Holbrook was fully aware that this process is in the works. Mr. Lenner said yes. Carol Van Deest asked how many businesses are affected by this water termination, Mr. Lenner said two. Bob Orsini asked if there was any lost revenue that should be recovered as well; Mr. Lenner said no, that the monthly water bills have always been paid.

David Keck motioned to approve Resolution 2014-05. Sharon Hendren seconded and the vote was as follows: Cheryl Robertson; yes, Bill Van Gundy; absent, Bob Orsini; yes, Sharon Hendren; yes, Mayor Staneart; abstain, David Keck; yes, Carol Van Deest; yes.

The motion passed 5-0 with 1 abstention

OTHER BUSINESS

Mayor Staneart recognized Service Department employees that were in attendance and asked them to introduce themselves to Council. Patti Barlitt has been with the Village for just about three years and Tim Perry has been with the Village for twenty five years. Mayor Staneart said that the work they do is appreciated.

EXECUTIVE SESSION: Discussion on pending legal action

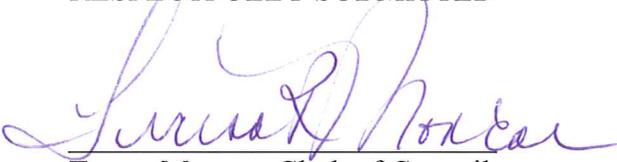
Executive Session will be rescheduled to allow the attendance of the Law Director.

ADJOURNMENT: There being no further business to come before Council, Sharon Hendren made a motion for adjournment. Cheryl Robertson seconded and the vote was as follows: Cheryl Robertson; yes, Bill Van Gundy; absent, Bob Orsini; yes, Sharon Hendren; yes, Mayor Staneart; yes, David Keck; yes, Carol Van Deest; yes.

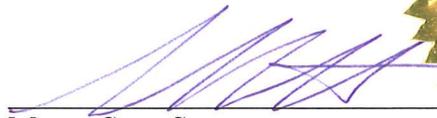
The motion passed 6-0

Thereupon, the meeting adjourned at 8:03 p.m.

RESPECTFULLY SUBMITTED


Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED


Mayor Sean Staneart

