



**Village of Johnstown  
Regular Council Meeting Minutes  
Tuesday, September 1, 2015**

**CALL TO ORDER**

Mayor Sean Stanart Called to Order the Village of Johnstown Regular Council Meeting for Tuesday, September 1, 2015 at 7:01 p.m.

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

**IN ATTENDANCE – STAFF:** Jim Lenner-Village Manager, Jack Liggett-Service Director, Newt Long-Service Department, Jim Blair-Zoning Inspector, Don Corbin-Chief of Police, Teresa Monroe-Clerk of Council

**IN ATTENDANCE – PUBLIC:** Staff from Johnstown Monroe Schools included the following: Dale Dickson, Ruth Ann Booher, Tim Swauger, Debbie Seibel, Zack Niblett, Amy Ramey, Jim Dodderer, Alan Benton, and Debbie Lowe. Other public in attendance Marvin Block, Charles Booher, R. Clement, Elizabeth Schwartz, Jerry Pulley, Lewis Main, Russell Sparks, Benjamin Lee, Debbie Gillum-This Week News, Brett Beverick, Greg Wentzel, Brian Rose, Yvonne Rose, Darren Richards

**INVOCATION:** Given by Councilman Bill Van Gundy

**PLEDGE OF ALLEGIANCE**

**ACTION ON MINUTES:**

**August 18, 2015 Regular Council**

Moved to approve as written: David Keck

Second: Bob Orsini

Roll Call:

Cheryl Robertson	Y
Bill Van Gundy	Y
Bob Orsini	Y
Sharon Hendren;	Y
Sean Stanart;	Y
David Keck;	Y
Carol Van Deest	Y

Pass 7-0

**PUBLIC COMMENTS:** Mayor Stanearth opened the floor for Public Comment.

1. Lewis Main – 132 N. Main; Questioned why Ordinances on agenda were emergency if they are a year away. Bond Counsel Joseph Robertson was present to answer and said rates could change in the thirty days before legislation is effective and passing by emergency makes them effective immediately capturing the current rate.
2. Ruth Ann Booher, Johnstown Monroe School Board President – 3555 Beech Rd; Would like time for questions on their presentation but invited any public that may have more questions or comments on the school facilities project than time allows for this evening to come to a School Board meeting, the meetings are held twice a month.
3. Charles Booher – 3555 Beech Rd; said that construction on the school project has stopped and asks that if Council does not make a decision tonight, to consider scheduling a special council meeting to make the decision as soon as possible. Mayor Stanearth responded that no official request or monetary proposal by the school has been given to this council so it would be premature to try and make a decision without review; and even if they had a desire to act on a request, there is a legal process they are required to follow.
4. Council member Carol Van Deest said that all sides are being looked at and this is very hard for everyone in the room; if there is a point where council needs to make a decision, we will make the most intelligent one we can for all and we do not take this lightly.
5. Bob Orsini said that council has the obligation to the people of Johnstown to do what is best for the community and this is a unique situation because the same people are in the village and in the school district. There are also those in the school district that are outside of the village of Johnstown and are not necessarily affected by all the decisions that are made here; there are many layers to this decision.
6. David Keck said that he would like to see the School Liaison Committee meet regularly going forward as this would be the place for getting things ironed out in an ongoing dialogue.

There were no further comments and Mayor Stanearth closed the floor.

**CORRESPONDENCE**

- a. Ohio Division of Liquor control; Permit transfer - Council did not request a hearing.
- b. Ohio EPA – Public notice; Wetland permit level 2 – No action needed

**FACILITIES DISCUSSION** – With Johnstown Monroe School Facility Oversight Committee

A slide presentation was given by the Oversight Committee. School Board President Ruth Ann Booher began by saying that this project is divided into phases and they are not permitted to go past a specific phase until they have balanced every line item in that budget. Currently they are dealing with the line item for water tap and capacity fees.

Superintendent Dale Dickson shared that the new high school and the new elementary projects are co-funded with the Ohio School Facility Commission (OSFC) and they are replacement projects; they are replacing old facilities not adding facilities to the water system. The committee maintains that according to the OSFC, “normal and customary” fees for a school

facility are between zero and one hundred and fifty thousand dollars and these were the costs assumed when working the budget.

The request given to Village Council tonight is for an eighty five percent reduction of capacity and tap fees for the construction of replacement school facilities in the Johnstown-Monroe Local School District. The request is attachment A of these minutes.

Village Manager Jim Lenner said that just as the school is planning for growth, the village must do the same and his concern is that whatever is given away today is money that will not be there when the current plant has reached capacity and a new water and sewer facility is needed; the difference would need to be made up somewhere. Mr. Lenner said that the benefit that this council could give to the school district will be place solely on the residents that pay the water and sewer bills and not the entire district. Mr. Lenner also said we are all here for the betterment of the community but there are impacts to whatever decisions are made here.

Council scheduled a committee meeting of Safety and Service to discuss the request on September 3, 2015 at 10:30 am

Mayor Stanearth called for a Special Council meeting on September 10, 2015 at 7:00 pm

## LEGISLATION

**A. ORDINANCE NO. 16-2015** - AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$1,450,000 OF BOND ANTICIPATION NOTES FOR THE PURPOSE OF PAYING PART OF THE COSTS OF CONSTRUCTING VARIOUS STREET AND SIDEWALK IMPROVEMENTS IN THE VILLAGE, AND MATTERS RELATED TO SUCH NOTES, AND DECLARING AN EMERGENCY. *Second reading; Public Hearing; vote*

Public Hearing: There were no comments for or against the ordinance

Moved: David Keck

Second: Sean Stanearth

Roll Call:

Bill Van Gundy	Y
Bob Orsini	Y
Sharon Hendren;	Y
Sean Stanearth;	Y
David Keck;	Y
Carol Van Deest	Y
Cheryl Robertson	A

Pass 6-0 with one abstention

Bob Orsini brought up that in previous discussions on repairing Jersey Street, restricting usage was briefly discussed because of the damaging effects of some of the big trucks and this is something they should keep in mind once the street is repaired.

Jim Lenner said that the Law Director sent notices to residents on Jersey Street asking for donations of slivers of land easements and right of way.

**B. ORDINANCE NO. 17-2015** - AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$1,550,000 OF BONDS FOR THE PURPOSE OF PAYING PART OF THE COSTS OF CONSTRUCTING VARIOUS STREET AND SIDEWALK IMPROVEMENTS IN THE VILLAGE, AND MATTERS RELATED TO SUCH BONDS, AND DECLARING AN EMERGENCY. *Second reading; Public Hearing; vote*

Public Hearing: There were no comments for or against the ordinance

Moved: Carol Van Deest  
Second: David Keck

Roll Call:

Bob Orsini	Y
Sharon Hendren;	Y
Sean Staneart;	Y
David Keck;	Y
Carol Van Deest	Y
Cheryl Robertson	A
Bill Van Gundy	Y

Pass 6-0 with one abstention

### **OTHER BUSINESS**

1. Council appointments to the Western Licking County Accord: Mr. Lenner said that as mentioned at last meeting, a joint effort between us, the City of New Albany and Jersey Township was born out of the previous zip code discussions and will ensure that as we grow together as communities; that we do it in a cohesive manner. The City of New Albany is funding the plan, there is a Steering committee, elected officials, and stakeholders that will be asked to participate. The City of New Albany is asking for 9-12 Steering committee members; we did publish a Public Notice for interest to add to a list of members started two weeks ago.

Requesting formally with interest in being appointed to the Steering Committee were the following: Bill Van Gundy, Bob Orsini, Marvin Block, Elizabeth Schwartz, Ron Danne, Greg Wentzel, Jay Hazelbaker, Andy Joseph, Matt Lyons, Ryan Harmon, Keith Ryan, Susan Straub, and Troy Hendren.

**MOTION:** To appoint those that formally submitted a request with interest to be on the Western Licking County Accord Steering Committee.

Moved: Sean Staneart  
Second: Sharon Hendren

Roll Call:

Sharon Hendren;	Y
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Sean Stanearth; Y  
David Keck; Y  
Carol Van Deest Y  
Cheryl Robertson Y  
Bill Van Gundy A  
Bob Orsini A

Pass 5-0 with two abstentions

2. Lewie Main asked about figures previously discussed on water produced, billed, and water loss. Service Director Jack Liggett said that what is produced is not what is sold; there is a wide range of water loss that every community has. In a subsequent service report previously provided to Council some numerical errors were found and Council was notified. The Service department would need to spend a considerable amount of hours to study the possible water loss scenarios. Since then, Jack has had discussion with engineers and looked at costs of a water loss study by an engineering firm which costs about \$10,000.00; other options include a general leak survey that could be done at a cost of about \$5,000.00 or wait until staff is able to work on it in house. Jack said that we are actually producing less water today than ten years ago. Consideration should be given to what would actually be done if leaks were found; is it more expensive to treat the water or make the repair. Mr. Liggett feels that sewer inflow is actually a greater problem than water loss because it steals capacity.

**ADJOURNMENT**

Moved: Bill Van Gundy  
Second: Carol Van Deest

Roll Call:

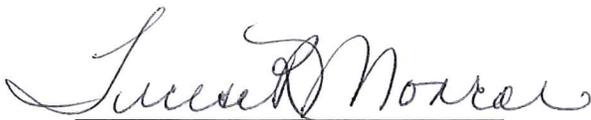
Sean Stanearth; Y  
David Keck; Y  
Carol Van Deest Y  
Cheryl Robertson Y  
Bill Van Gundy Y  
Bob Orsini Y  
Sharon Hendren; Y

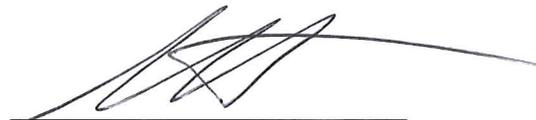
Pass 7-0

Thereupon, the meeting adjourned at 8:51 p.m.

RESPECTFULLY SUBMITTED

APPROVED AS PRESENTED

  
Teresa Monroe, Clerk of Council

  
Mayor Sean Stanearth

**REQUEST FOR REDUCTION OF CAPACITY AND TAP FEES FOR THE CONSTRUCTION OF REPLACEMENT SCHOOL FACILITIES IN THE JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT**

WHEREAS, the Johnstown-Monroe Local School District Board of Education ("Board") is engaged in two co-funded Ohio School Facilities Commission Classroom Facilities Assistance Program projects to construct a new high school building and a new elementary school building within the Johnstown Village limits; and

WHEREAS, the voters of the school district voted to issue bonds for the construction of new school facilities with the State of Ohio paying 29% of project costs thus reducing the burden on our local taxpayers; and

WHEREAS, the Johnstown-Monroe Local School District is a public not-for-profit entity supported by tax dollars; and

WHEREAS, the new buildings being constructed will be replacing, and abandoning, old inefficient facilities with LEED Silver facilities that will make use of low flow fixtures lessening the impact on Village water capacity; and

WHEREAS, the school district is limited within the Ohio School Facilities Construction Commission budget to normal and customary site costs of which water/sewer tap and capacity fees usually run between \$0 and \$150,000 (With engineers reporting their previous school project experience to be that 70% of tap/capacity fees are waived); and

WHEREAS, the Johnstown-Monroe Local School District, is a major employer within the Village of Johnstown with 164 payroll employees and an additional 30 employed through vendors; and

WHEREAS, the Johnstown-Monroe Local School District currently pays \$23,315 in water/sewer usage fees per year; and

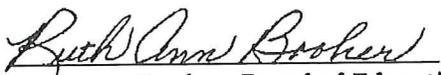
WHEREAS, the Ohio School Facilities Commission requires the projects to be within budget prior to moving to the next phase;

WHEREAS, it has been determined that a 6" fire water tap, 4" domestic water tap and a 6" sanitary tap will be required at both the new elementary and new high school facility sites; and

WHEREAS, the Village of Johnstown tap fees and capacity fees chart indicates that the cost for the required fire, domestic and sanitary lines for the two projects will be \$493,560 (based on figures presented by the Village Administrator at the September 1, 2015 Council Meeting);

NOW, THEREFORE, the Johnstown-Monroe Local School District respectfully requests, from the Village of Johnstown, an 85% reduction in established tap/capacity fees bringing the total fees charged for the new elementary and new high school facilities to \$74,034.

Submitted By:



Ruth Ann Booher, Board of Education President



Dale L. Dickson, Superintendent  
Johnstown-Monroe Local School District