

**Village of Johnstown
Regular Council Meeting Minutes
Tuesday, February 6, 2018**

CALL TO ORDER: Mayor Benjamin Lee called to Order the Village of Johnstown Regular Council Meeting for Tuesday, February 6, 2018 at 6:33 p.m.

COUNCIL ROLL CALL: Marvin Block; present, Chip Dutcher; absent, Lewie Main; present, Cheryl Robertson; present, Mayor Ben Lee; present, Bill Van Gundy; absent, Carol Van Deest; present.

IN ATTENDANCE – STAFF: Jim Lenner – Village Manager, Jack Liggett – Assistant Village Manager, Yazan Ashrawi – Law Director, Dana Steffan – Finance Director, Jim Blair – Zoning Inspector, Don Corbin – Police Chief, Josh Boudinot – Police Lt., Teresa Monroe – Clerk of Council

IN ATTENDANCE – PUBLIC: Approximately 75 people in attendance. Record from sign in sheet: Steve Scovell, Terry Scovell, Jeffrey Harris, Esq., Chuck & Ruth Ann Booher, Doug Tenenbaum, Rob Little, Bill Lange, Robert Roberts, Doug Lehner, Nicole Shook Meyer, Samantha Paisie, Dick Uhde, Sally Uhde, Kim Lee, Bill Peterman, Rob & Anne Thompson, Carole Huet, Steve Campbell, Sean Stanear, Kathryn Wood, Dave & Dianne Pontia, Jonathan Wilcox, Tim Swauger, Tom Schwab, Troy Hendren, Andrew L Rice, Miranda Seitz, Barbara Chapman, Terry Andrews, Nancy Lynch, Linda Reeves, Donna Payne, Glenn Ronken, Jim Van Dader, Michael Paider, Faye Hughes, Marge Ethier, Joe Ethier, Brian Rose, Yvonne Rose, Charlotte Berkly, Michelle Jones, Matt Lyons, Ann Evans, Michael Signoracci, Ryan Daniels, Rachel Ritchie Shaw, Sharon Hendren, David L., Jerry Seville

INVOCATION: Given by Mayor Benjamin Lee

PLEDGE OF ALLEGIANCE

ACTION ON MINUTES: Mayor Lee moved to approve the **January 16, 2018 Regular Council** minutes as written. Mr. Block seconded and the vote was as follows:

Marvin Block	Y
Lewie Main;	Y
Cheryl Robertson;	Y
Ben Lee	Y
Carol Van Deest;	Y

Pass 5-0

PRESENTATION: Wilcox Communities

Jonathan Wilcox was in attendance to give an informal presentation on what they are proposing and why they are proposing it to be a good fit for Johnstown. Wilcox Communities is a residential real-estate development company and since early 2000 has specialized in age-targeted (55+) condominium developments. Mr. Wilcox said looking at the amount of people in Johnstown that are 55 years and over and comparing this to age focused housing where people can age in place comfortably, they saw a big discrepancy between the age group and the amount of available housing and believes that Johnstown is a good potential market for one of their developments. Mr. Wilcox said they first became involved with the property owners of the 90 acre “Rice farm” on Concord Road last April and because Wilcox Communities would typically only require about 20 acres for one of their developments, the approach was taken as an opportunity to bring in another builder who could build out some of the sub-neighborhood on the additional land for a variety of housing types across the 90 acres. Mr. Wilcox shared an overview of

the proposed plan showing an attached condominium section of 92 ranch style homes which would be targeted to an empty-nester buyer; 53 ranch patio homes also targeted to an empty-nester buyer who would not want to be attached to another home; and 110 traditional single family lots. Wilcox Communities would begin with developing the condominiums and Westport Homes would develop the patio homes as well as the single family homes.

Consulting on the project for Wilcox Communities is Tom Hart who is a Zoning Attorney with the Isaac Wiles Law Firm specializing in annexations and rezoning as well as Jeff Harris, a Community Incentives Attorney who was brought in because the village asked Wilcox Communities to consider putting in place a New Community Authority (NCA). Tom Hart began by saying that this is an informal overview and that no formal applications have been filed yet. This property is currently in Monroe Township and would need to annex into the village to be considered under Village zoning. Mr. Hart said throughout the next 6-8 months they will ask the Village to look at several things including a pre-annexation agreement, their annexation filing which they will need to do with the County, a formal re-zoning application with site plan, and if they are successful in rezoning they would then present the NCA for Council consideration. Mr. Hart said they are ready to meet with people and answer questions along the way including the school district financial officer to understand impacts. Village Manager Jim Lenner said that two other items in the process would be a traffic impact study and to get an approved site plan and design.

Jeff Harris presented on the way the NCA could work stating that it would be a Village approved process with a petition filed by the developer to create the NCA. Mr. Harris said the NCA could do a number of things such as provide a new stream of revenue to pay for itself, it could help make regional improvements that are important to the development as well as the community (so long as it has relationship back to the new community) its creation could provide a template or model for Johnstown on future development to share infrastructure costs. NCA's are governed under Ohio law specifically Ohio Revised Code Chapter 349; the NCA can levy fees that are typically collected by the County Treasurer and appear like other property tax charges. The fees could be uniformly assessed across the entire development, or on the basis of property values within the neighborhood (suggested criteria), or on the basis of residents' income; Mr. Harris continued to review the abilities of an NCA, the basic process of setup as well as giving examples of some local NCA's. Material was given to Council showing proposed NCA charges with estimated valuations for each product type based on property values by the Licking County Auditor. Mr. Harris said the estimations were conservative; the price points expected for this product are higher than the estimated auditor's value.

Marvin Block said he did some comparison and provided his own revenue vs. expense numbers showing a loss of \$251,927.00 per year to the Village. Mr. Harris responded that they will be working to see if the millage proposed is the right number and that all of this is still to be determined.

Mayor Lee asked for explanation on the type of annexation being proposed and what the process looks like. Tom Hart said the annexation is an expedited type 2 in the Ohio Revised Code, section 709.023 and the process would take about six months because of statutory time periods. He said they would begin by filing the annexation with the county, the village would have to decide to support it by agreeing to give services, between thirty and forty five days after filing the County Commissioners would hear the annexation and act on it, then it comes back to the village and will sit for sixty days. Between days sixty one and day one hundred and twenty Village Council would vote to accept the annexation.

CITIZEN COMMENTS: With the volume of public comments, comments are condensed to the main points of the person that commented; for full comments copy of CD is on file.

1. Tim Swauger; Monroe Township resident and President of Johnstown-Monroe Local School District
 - Asked if the development will be age restricted; Mr. Wilcox answered no.
 - Stated the 2017 average cost per student to educate is \$10,917.75; of that, \$3,159.95 is State funded; \$7,757.80 to be raised locally. Said no development in this community pays one hundred

percent for each child however this one would fall far short of that with the current proposed values. Concern of district is the schools will be overcrowded and underfunded.

- Asked about the order of buildout; Mr. Wilcox said they would start with the condominiums
- Asked if condos would be rentals ; Mr. Wilcox said intention here is a for sale product

2. Ruth Ann Booher; Beach Road

- Stated it appears the Community Authority structure is taxation without representation because no one on that board would be an elected official. -No, the member majority would be appointed by elected Council, additionally the only people who would pay into the Community Authority would be those who choose to purchase a home in this development.
- Concerned there will not be “impact fee” (or NCA) money set aside for the schools from this development.
- Concerned the development would add traffic congestion.

3. Lori Archibald; Township resident

- Asked Council to be careful not to dilute the community and be conscious to maintain the small town atmosphere.

4. Jim Blair; Village resident and Zoning Inspector for the Village of Johnstown

- For the audience, reviewed current points of interest for future developments, said we have been under pressure and that whatever we do, we just have to do it right:
 - a. 198 plotted lots at the end of Bigelow Drive (Pulte Homes)
 - b. 65 plotted Maronda home lots to be built in next two years
 - c. 50 plotted lots on Cheery Hill
 - d. 74 acres at Commerce Park currently for sale contiguous to the village; developers have been showing interest
 - e. 69 available buildable lots in Concord East
 - f. 64 acres on each side of Concord East; owner has expressed interest in developing

5. Michael Signaracci; Clover Valley Rd.

- Moved from Hilliard, shares the concern for infrastructure and how the school district will handle the influx.

6. Beth Miller; lifelong Johnstown resident

- Asked with all the available land to be developed mentioned before, why would we even consider annexing this? -The village does not choose to annex, the request comes from a property owner/developer; Jim Lenner answered that there is no legal authority allowing that as a reason to block an annexation.

7. Kevin Kemp; Clover Valley Rd

- Moved from Hilliard four months ago. Said he thinks this has potential, but he can't make a left hand turn on SR37 and SR62 in the mornings. Said Johnstown is growing, people want to move here, but be careful to do research and ask questions... Is this really what we need as a city? Can we stop it or can we control it?

8. Michelle Jones; Duncan Plains

- Knows growth happens but concerned the new schools are already full and hates the thought of ending up in trailers again, especially with them not being compliant for handicapped students

9. Katherine Wood – Middleburn St.

- Asked if the traffic study would incorporate city wide traffic impact or just SR37 and Concord. Mr. Lenner said that currently the proposed study would analyze Concord /SR37, Caswell/SR37 and the four drives on Concord Road.

10. David Pontia – 5760 Johnstown-Alexandria Rd, contiguous property to the Rice farm

- Said he did his own calculations with the information he had and came up with a \$200,000 annual deficit to the village, also that cost of services will not stay constant due to inflation.
- Believes this development contradicts the Village of Johnstown Strategic Plan

11. Mark Harger – Harmony Church Rd.

- Said this community has a vested interest in a strong public school system
- Said it is impossible to have a town that has a multigenerational alumni banquet and high density homes and apartments, they are mutually exclusive.

12. Carol Van Deest – Councilmember

- Recalled memories of how Johnstown has grown and said that this growth is not new to Johnstown, she likes the development presentation because it gives a variety of options.

13. Sean Stanearth – 345 Buena Vista

- Asked how much the 4 mil Community Authority will produce on an annual basis based on the valuations of the properties; Mr. Wilcox said about \$79,000 per year based on full build out.
- Said it is not realistic to have no growth but you can dictate the product and depending on the product, and depending on the type of product, you can add value and revenue to the village. He would lower the density levels which would in turn lower the cost to the village, lower the car count, and potentially lower the amount of kids.

14. Dianne Pontia – 5760 Johnstown-Alexandria Rd

- Concerned there is no buffer zone between this development and their farm
- Feels the high density degrades & devalues her property
- Concerned about water shed to her property
- Concerned about the wildlife
- Worries about children from this development crossing to her horse farm and getting injured
- Pointed to ORC 709.023 regarding buffer zones and requests sufficient acreage of buffer zones including trees and may also include the installation of a concrete wall of at least six feet to protect the people of the development.

15. Steve Scovell – Mother's property abuts the Rice farm

- Said they met with Mr. Wilcox and EMHT engineers and believes what they propose for buffer is inadequate (a mound of ground with a few trees)
- Asked Jim Lenner how he plans to attract commercial business without offering tax abatements. Mr. Lenner said that corporate tax received generates higher revenue to the village than they are abated.

16. Michael Paider – Westview Dr.

- Said according to the State the elementary is at 84% capacity, when the middle schoolers move to the old high school they will be at 70%, the high school currently has 484 students for capacity of 700. Concerned for capacities if all of the available homes we have now get developed in addition to this development.

17. Troy Hendren –Monroe Township Trustee

- Realizes everyone wants to come and try to stop things at the last minute but this is a hot area and you do not have to be an elected official to be involved.

Mayor Lee thanked the community for coming out, that all who have spoken have a valid concern that will be dutifully taken into consideration.

MOTION: Ten minute recess

Motion: Mr. Main moved to take a recess, Ms. Robertson seconded and all were in favor. Motion passed 5-0

Council returned to session at 9:40 pm

COUNCIL COMMITTEE REPORTS

a. Planning & Zoning: Met 1/23/18 Mayor Lee reviewed updates from the meeting – zoning map amendment change recommended for passage by Council, variance requirements ordinance was also recommended for passage to Council.

b. Safety & Service: Met this evening – Mr. Main was chosen as Chairman of Safety and Service, discussed concerns on the school pickup and drop-off and will go to School Liaison committee for further review. False alarm legislation still under review, snow removal legislation and policy to come from the Law Director, discussed village vehicle labels, updated a plan for ongoing maintenance of the water tower,

c. Finance: Next 2/20/18 @ 5:00 pm Council chambers

d. Economic Development: Next 3/1/18 @ 10:00 am Admin office

e. Park & Rec: Next 2/8/18 @ 10:00 am Admin office

f. School District Liaison: 3/13/18 @ 5:00 pm Council chambers

g. Rules: no meeting scheduled

h. Personnel Board of Review: no meeting scheduled

DIRECTOR REPORTS

a. Service: Jack Liggett reviewed the Service Director report for Council; a copy is attached.

b. Manager: Reviewed new format for updating Council on ongoing projects and provided copy of the 2018 Work Plan; a copy is attached.

LEGISLATION

A. ORDINANCE 01-2018 AN ORDINANCE AMENDING SECTION 1133.03 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF JOHNSTOWN, PROCEDURE FOR APPROVAL OF VARIANCES. *Introduction*

This was tabled at the last meeting pending further review by the Planning and Zoning Commission.

Motion: Mr. Block moved to take Ordinance 01-2018 from the table. Mayor Lee seconded and the vote was as follows:

Lewie Main;	Y
Cheryl Robertson;	Y
Ben Lee	Y
Carol Van Deest;	Y
Marvin Block	Y

Pass 5-0

Ordinance 01-2018 is introduced.

B. ORDINANCE 02-2018 AN ORDINANCE AMENDING SECTION 1159.03 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF JOHNSTOWN, DEVELOPMENT STANDARDS FOR LIGHT MANUFACTURING LM DISTRICT. *Introduction~Public Hearing/Vote*

The Fire Chief is not in favor of this change and would like to continue approval of height variances on a case by case basis. Staff recommendation is this ordinance should fail.

Public Hearing: No comments for or against.

Motion: Mayor Lee moved to approve; Ms. Van Deest seconded.

Cheryl Robertson;	N
Ben Lee	N
Carol Van Deest;	N
Marvin Block	N
Lewie Main;	N

Fail 5-0

C. ORDINANCE 03-2018 AN ORDINANCE SETTING THE COSTS FOR THE CERTIFICATE OF REGISTRATION FEE AND THE CONSTRUCTION PERMIT FEES FOR THE RIGHT-OF-WAY PROGRAM AND DECLARING AN EMERGENCY. *Introduction*

Mr. Lenner said the reason for the emergency is to recoup our costs sooner from the Right-of-Way program. After discussion Council does not see the emergency as necessary, the legislation was introduced without the emergency language.

D. ORDINANCE 04-2018 AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF JOHNSTOWN. *Introduction*

Mayor Lee said this legislation stems from the approval by Planning and Zoning at the January 26, 2018 meeting.

E. ORDINANCE 05-2018 AN ORDINANCE AMENDING ORDINANCE 57-17, THE ANNUAL APPROPRIATION ORDINANCE OF THE VILLAGE OF JOHNSTOWN TO APPROVE NECESSARY CHANGES OF APPROPRIATIONS. *Introduction*

These were Police Department wish list items at the end of 2017, the funds were not appropriated in 2017 as the funds were not available and now that funds are available the Finance Director is asking for appropriation.

OTHER BUSINESS

1. Mayor Lee, Cheryl Robertson and Jim Lenner attended the Licking County Chamber of Commerce annual Groundhog breakfast. The Mayor reported a great event with seven hundred plus people to embrace what the chamber has done for Licking County.
2. Lewie Main said he would like to enter into discussion on putting a six month moratorium on additional residential platting within the village; he said the purposes being: four new members on the Planning and Zoning Commission and the village has spent two years on writing new zoning ordinances-

he would hate new ordinances passed that would have a negative effect on new projects. Mr. Lenner referred to the Law Director who indicated he would need to investigate.

ADJOURNMENT: There being no further business to come before Council, Mayor Lee moved to adjourn, Mr. Main seconded and all were in favor; Motion passed 5-0

Thereupon, the meeting adjourned at 10:50 p.m.

RESPECTFULLY SUBMITTED



Teresa Monroe, Clerk of Council

APPROVED AS PRESENTED



Mayor Benjamin Lee

*Jim Lenner
Village Manager*

*Jack Liggett
Assistant Manager*

*Dana Steffan
Finance Director*



*Ben Lee
Mayor*

*Council Members
Chip Dutcher
Marvin Block
William Van
Gundy
Lewis Main
Cheryl Robertson
Carol Van Deest*

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December/January Council Report

Water

- 1) Over 40 turn offs for non-payment.
- 2) A Hydrant was hit on Coshocton St. and damaged. All repairs have been made and we are billing the driver's insurance.
- 3) High service pump #3 is currently out of service due to electrical issues we are working on getting an industrial electrician in to repair it.
- 4) The yearly well report has been sent in to ODNR showing well usage.
- 5) We responded to several frozen lines and meters throughout town.

Wastewater

- 1) Pressed biosolids
- 2) Yearly EPA biosolids paperwork has been completed.
- 3) The fence and two pine trees were damaged. We are receiving quotes for repairs. The driver was identified and we will bill to their insurance.
- 4) Leafy Dell lift station failed due to a multitrode malfunction. A new one has been ordered and installed.
- 5) We responded to two emergency sewer plugs and called in Fee Corp to cut roots out of several sewer mains.

Street

- 1) The pedestrian pole in front Shell gas station was hit by a truck and damaged. The driver was not identified.
- 2) There were multiple call ins due to winter weather conditions and we have used 230 tons of salt.
- 3) We are cold patching all over town.
- 4) The berm on both Coshocton St. and Jersey St. is being repaired.

2018 Work Plan



2012-31 Johnstown Commerce Center - The due diligence period is underway through the Port Authority. We've had preliminary discussions of water/sewer infrastructure placement. We anticipate having a permanent lift station placed at the end of the new road for all properties to empty then pump to US 62. We will not be applying for federal financial assistance. There are too many hurdles and reporting requirements that will drive up the cost. We hope to break ground late summer 2018 with completion 120 days later depending on weather. We will begin the rezoning and community reinvestment area (CRA) legislation in February 2018.

1.19.18 - The geotechnical report is good except for one place to avoid where water appears at 7'. We are in draft mode on agreement with the Port Authority and title work is taking the next step. Next up, if the survey does not point to easement issues, will be a preliminary layout. We are ahead of pace for the May acquisition deadline in the agreement.

2013-03 US 62 Turn Lane - Based on generally accepted engineering practices, this project is meant to improve capacity and safety to the U.S. 62 corridor, while minimizing right-of-way requirements and impacts to adjacent properties. Although utility impacts with this alternative are more pronounced, the right-of-way impacts are less. The recommended improvements include the following (1) Widen pavement on both sides of U.S. 62 to provide one 11 foot through lane in each direction and a 10 foot center two-way-left-turn lane. (2) Improve the curvature of U.S. 62 near the Woodgate Court intersection to meet current design standards for the legal speed of 35 mph. (3) Provide curb and gutter and improved sidewalk through the corridor. Provide new ADA compliant curb ramps at intersections where new curb and gutter is installed. (4) Improve the radii on the north side of U.S. 62 at the Williams Road and Oregon Street intersections to accommodate turning busses. (5) Install retaining walls where necessary to minimize impacts to adjacent properties on the north side of U.S. 62.

1.1.18 - This project is scheduled for bidding Q1 2019 with construction Q2-Q4 2019.

1.31.18 - According to the consultant, the right of way acquisitions are ongoing and on time and under budget.

2014-03 GIS Enterprise - We are working towards a complete digitizing of our underground infrastructure such as water, sewer and stormsewer lines/manholes/valves. This will aid in asset management and future planning of infrastructure improvements.

1.31.18 - Preliminary discussions with EMH&T to assist were held. Currently waiting on a cost proposal from EMH&T.

2014-15 Zoning Ordinance Revision - We will begin the adoption process in Q2 2018. Prior, I will work with the planning commission to ensure our codes are updated as necessary.

2015-05 Western Licking County Accord - The City of New Albany has adopted the Accord. I believe adoption for the Village will occur in Q1 2018.

2015-17 Wilcox Community (Rice Property) - The developer has indicated their willingness to continue discussions about the property. I have received a revised concept plan, proposed annexation map and draft new community authority financial model. I will conduct a review with recommendations prior to formal submittal to the Planning Commission for review. We will also negotiate a pre-annexation agreement prior to formal annexation.

2.2.18 - Discussion of project with staff and members of council.

2015-19 Preserve at Raccoon Creek - This 198 unit single family home neighborhood was originally platted prior to 2008. There is indication from Pulte Homes there will be movement on the project in 2018.

2016-02 SR 310 Connector - The LC Engineer has estimated a 6-mile bypass would cost \$75,000,000 in 2016 dollars. There has been no preliminary location, design or study to determine the route of the bypass. I spoke to a staff member of the LC Engineer who said an extension of SR 310 north to US 62 could accomplish the purpose of a bypass. It could also impact the traffic pattern, in a positive way, of our existing business park. The preliminary funding of the bypass is the Ohio Department of Jobs & Commerce, County CMAQ and Safety funds (using on our US 62 turn lane), and ODOT TRAC funds (Cherry Valley Road similar funding). Construction could be 2026.

2016-22 Downtown Redevelopment District / Special Improvement District - There is some level of interest in discussing the placement of a SID or DRD within the downtown area to generate additional funds for various items. No date has been determined for implementation.

2016-25 Sidewalk Replacement Program - We will investigate establishing a sidewalk replacement program to protect the health, safety, and welfare of the public; and prevent deterioration and blight conditions that adversely impact the quality of life in the Village.

2016-29 Leafy Dell Traffic Signal Application - Once the Safe Routes to School Strategic Plan is adopted by ODOT, we will submit a grant application for funds towards the construction of a traffic signal at Leafy Dell Road and N. Main Street. Applications are due the first week of March 2018.

2017-01 Rental Registration - Recognizing that the preservation of existing rental housing stock is of tremendous importance. Rental housing provides needed,

affordable housing for many and is a valuable asset that must be preserved and maintained. The Village has a significant interest in ensuring that rental housing remains a desirable housing option for its citizens. Over time rental housing often deteriorates because of intentional and unintentional neglect by property owners, managers and tenants. This deterioration often results in substandard conditions that adversely affect the economic values of neighboring structures, and that are hazardous to the public health and safety. In many cases, property owners choose not to make the necessary repairs because of cost, and tenants do not report the deficiencies out of lack of knowledge or because they fear being evicted for doing so. A robust rental housing inspection program will be self sufficient with funds generated by income being used for personnel costs.

2.6.18 - Final draft to safety and service committee.

2017-02 False Alarm Ordinance - False alarms put an undue burden on the Village police officers. This ordinance is intended to mandate all security systems function correctly for commercial businesses. There will be consequences when repeat offenders of false alarms do not take corrective action to mitigate the issue.

2.6.18 - Final draft to safety and service committee.

2017-03 Property Maintenance Program - The provisions of this program will apply to all existing residential and nonresidential buildings, structures and premises. The regulations will constitute the minimum requirements and standards for the safe and sanitary maintenance of all existing residential and nonresidential buildings, structures and premises within the Village. The regulations of the Code outline the responsibility of owners, operators and occupants, and outline the procedures and processes for the administration and enforcement of this Code, as well as the penalties for the violation of any provision.

2.6.18 - Final draft to safety and service committee.

2017-17 Hannah Park Equipment Replacement - The current playground equipment is over 20 years old and suffering from UV ray deterioration. Many pieces have been removed to prevent injury to those using the equipment. It is my goal to secure funding from various sources to install new equipment at the park to go with our \$45,000 pavilion that is a great asset for the community.

1.30.18 - I had a brief conversation with State Representative Scott Ryan. There is an indication a request of \$100,000 for park improvements will be included in the state capital budget in 2020.

2017-21 Pulte Land Donation - The deed will be recorded by the end of 2017 giving the Village ownership. We will investigate funding opportunities through ODOT's Transportation

Alternatives program. The letter of intent must be completed on or before February 2, 2018. Final applications are due no later than May 18, 2018.

2018-01 Strategic Plan Revision - I believe we must evaluate our existing strategic plan for both land use and economic development purposes. The existing plan is almost 6 years old and was drafted towards the end of the recession. Typically strategic plans should be evaluated every 5 years. We have an opportunity to implement parts of the Western Licking County Accord and focus on adopting responsible housing density criteria. I believe this can be done in Q1 2018

1.31.18 - Finalized scope of services with BPS for new strategic plan.

2018-02 Solomon Facility/Spec Bldg - We have been given indication the owner of property at Greenscapes Drive and Commerce Boulevard plans to build a 100,000 sq. ft. speculative building. We will have plan review and inspection sometime in Q3 2018 if this moves forward.

1.31.18 - First drawings received.

2018-03 Michaelson Property - There are indications Maronda Homes is interested in the farm. We will work with the developer using our design criteria recommendations to design a product acceptable per our regulations.

2018-04 Oregon Street Reconstruction - If awarded, work on Oregon Street between Pratt and Maple Street will begin after July 1, 2018. Final design of the project will be completed January 2018.

1.31.18 - Received word District 17 will forward our application as the 6th highest scoring (out of 45) application to the state of Ohio for formal approval.

2018-06 2018 TAP Application - We will investigate the best chance of project funding through this ODOT program. It will be either (or potentially both) a path through the Pulte Property or the Leafy Dell Traffic Signal.

2.2.18 - Letter of intent (LOI) due to ODOT.

2018-07 Safe Routes to School Strategic Plan - The Village and School district will finalize the new plan in January. I have completed 90% of the plan. The final 10% will be completed after two meetings to be held early January.

2018-08 Leafy Dell Section 7 - The final 23 single family lots for Leafy Dell will be available this year pending construction of Golden Pond Drive. This will complete the neighborhood in its entirety save for 24 condo units yet to be built.

1.31.18 - Received storm, sanitary and water line construction drawings. Received stormwater management report.

2018-09 Policy Manual - We need to begin the formalization of many internal and external policies that have been used in practice but not memorialized.

2018-10 Babcock Library Expansion - A proposed expansion to the existing facility.

1.26.18 - Received draft site plan for discussion purposes.

2018-11 Pontia Property - A 50 acre property located in Monroe Township directly south and adjacent to the Rice Property (2015-17). There has been limited discussion on future development.

2.2.18 - Initial discussion meeting with land owner and consultant.