



## Logan-Union-Champaign regional planning commission

Dave Gulden, AICP  
**Director**

Jim Holycross  
**President**

Jeremy Hoyt  
**Vice-President**

Dave Faulkner  
**2<sup>nd</sup> Vice-President**

Robert A. Yoder  
**Treasurer**

### Budget/Visioning Committee

Wednesday, August 9, 2017

The Budget & Visioning Committee met on Wednesday, August 9, 2017 at 2:01 pm at the LUC East Liberty Office.

Budget and Visioning Committee Members were in attendance as follows: John Bayliss, Brad Bodenmiller, Scott Coleman, David Faulkner, Chad Flowers, Todd Garrett, Dave Gulden, Charles Hall, Jim Holycross, Stephen McCall, Heather Martin, Tim Notestine; Ryan Smith, Bill Narducci for Jeff Stauch, Andy Yoder.

Absent members were Kevin Gregory, Adam Moore, Vince Papsidero, Ben Vollrath.

Jim Holycross chaired the Visioning Committee Meeting.

1. Dave Gulden gave a presentation to the group regarding LUC's structure and what Ohio law requires and allows LUC to do. He compared LUC to other zoning related regional planning commissions noting they are mostly single county and housed in an office provided by their county. LUC is a hybrid agency involved in planning and transportation in multiple counties, which makes it hard for peer commissions.
  - Scott Coleman – The uncertainty on Fair Housing and CDBG, when does that come through?
    - Dave Gulden – These funds flow from the federal level to the states. Although the federal Executive Branch may recommend elimination, the Legislative Branch makes the funding decision. The recent history of both branches continues the uncertainty. There could be no cut due to federal budget Continuing Resolutions.
    - Heather Martin- The State of Ohio has moved to a two-year funding cycle, so LUC will be negatively impacted from that.
2. Budget
  - Discussion was held regarding development fees, with a comparison of the fees from other planning commissions.
  - Scott Coleman – I think doubling the subdivision plat fees would be something we should do. And, looking at other areas, that's something that we could easily do.
  - Charles Hall – What's the justification for doubling? Why are you doubling? You need some good reasons why.

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- Dave Gulden – I think the meeting tomorrow will show why, with the time and effort and professionalism that shows why the fees should be increased.
- Scott Coleman – I'm looking at this pie chart and with the work that's put into these plats, the developers should be paying for it.
- Charles Hall – What kind of time is he putting into these?
  - Dave Gulden – I think he does a good job and they're well done.
  - Scott Coleman – The Engineer's office donates a lot of time to review these plats.
  - Bill Narducci – There was a time that the money for preliminary plats was split. I think the way the regulations are set up, that the sketch plan should go through LUC but it doesn't right now. The fee for sketch plans is nominal. Not underselling the service, but if we're doubling the fee, then we need to provide information to the development world as to why.
  - Brad Bodenmiller – I think 25% of my time is spent on subdivisions and 75% zoning.
  - Dave Gulden – Vince Papsidero recommended the doubling of the fee.
  - Todd Garrett – Could you show a history of the last 12 months and what's the cost of the reviews has been?
  - Scott Coleman – If Bill could put together a cost that's not being charged, that's time being donated that would also help.
  - Bill Narducci – The preliminary plat fee is what we have given up but we don't spend a lot of time on the preliminary plats. We spend more time on the final plats.
  - John Bayliss – If 25% of the jurisdictions are not members, LUC does provide services to them at an hourly rate. Are we charging enough of the hourly rate to discourage using it?
  - Jim Holycross – We have to figure out a solution; get a plan.
  - Tim Notestine – We haven't looked to update the fee schedule because we haven't needed to.
  - Charles Hall – I think at least with our office, Engineer's office and Brad needs to take a look at this and get a dollars and cents fee on what we should be charging for subdivisions. We need to justify it to them.

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- John Bayliss – Do you think you can double the fees in Champaign County?
  - Steve McCall – It's not going to affect us at all.
  - Bill Narducci – In all the fees associated with these developments, this is the smallest fee they're paying.
- Andy Yoder – Discussed the timelines of when the current fees were set. We haven't increased our membership fees in 10 years; and subdivision fees in 11 years.
- Scott Coleman – The manufacturing and commercial developments that don't go into industrial parks have a cost associated that we're not tapping into. We're doing the land use planning and transportation planning for those facilities but we don't have a mechanism through LUC to get any financial support out of that. You had talked about affiliate memberships and a lot of those would be voluntary. That could be an opportunity.
- John Bayliss – Are you talking about an impact fee?
  - Scott Coleman – Yes. The organization is doing planning for that and the county is absorbing that through per capita fees.
- John Bayliss – Give me an example of the type of work that's performed by this organization or yours for these developments.
  - Scott Coleman – For HTM, we took over the turn lane project; we did the bidding and inspection for the state in a partnership with ODOT. There was no compensation. I think we donated the services on that. Union County did the same thing for Honda Parkway.
    - Bill Narducci – We looked at it as an in-kind contribution.
  - Scott Coleman – We're involved with access management due to increase traffic on the roadways. We're still dealing with truck impacts because they are still getting on roads that they shouldn't be. Zanesfield has an issue of 18 semi-trucks a day going through there when they shouldn't be traveling those roads. Trucks are turning in Middleburg. These are having an impact on the community, and we're hoping to

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address through the LUC transportation planning freight study.

- Andy Yoder – I'll look over all these documents; we're on track for increasing fees; I think we're due to do a slight increase; for North Lewisburg a 5 or 10% wouldn't be a bad increase. We get good service from the LUC, so it's justified.
  - Jim Holycross – Great discussion; we all realize we're not in crisis mode, we're in decision mode. There are adjustments that can be made and it might be a whole course of things to get our budget in line with expenses as we move ahead. The whole piece of this is where do we want to go. It caused a lot of people to step back and see where we're at. Do we pull the reins on this TRC deal or do we simply stay on that course or do we make some adjustments to move another way? There have been some changes at TRC that may or may not impact this discussion; Dave's had some discussions. From my perspective, as an organization, it is crunch time and we need to make a decision. This group needs to get back to working on the vision, and what services do we provide and what might we foresee in the future? And in this discussion, I've heard some new and different things. That's what I see for planning, it's not becoming less important, it's becoming more important.
  - Scott Coleman – Going through the visioning survey; years ago, we talked about Madison and Hardin Counties. I don't know if we want to do some outreach to those counties about services we could provide or associate memberships like Dublin has. Maybe they could get some associate memberships. Things out of the box that have been discussed in the past. How can we have other partnerships that might have other revenue for this organization?
    - Charles Hall – Madison has county wide zoning.
  - Jim Holycross – I feel pretty confident that there's a solution to the revenue issues. I think we get back to our direction.
3. Dave Gulden – I reached out to TRC and asked for some different options and haven't heard from them yet, but all indications are they want to work with us. I've heard from several LUC members that they have some concerns regarding this building.
- Scott Coleman – I won't be at the Executive Meeting tomorrow but I have shared the information with Steve. When we go back to look at our initial assessment and if we invested in upgrading this building and rearranging and doing some major repairs that we needed to do we were going to be really high, \$350,000 – \$550,000 to upgrade.
  - Chad Flowers – Could you get a grant?

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- Dave Gulden – Grants come with strings.
- Scott Coleman – Right in the \$550,000 to build a new building. If we stay in this building; if we put 260,000 in this building, I feel like we're throwing it away.
- Charles Hall asked about the building space at the new location; the size. And we're paying how much for per square foot?
  - Dave Gulden – It's hard to answer because there are multiple numbers.
  - Charles Hall – But we don't own the building.
  - Scott Coleman – But we have the potential that they will pay us back for our investment in that square footage. That was one of the things we put in to protect us. We're not buying it, we're investing in the structure.
  - Dave Faulkner – The maintenance cost is what's out of whack. That figure they're just grasping.
    - Steve McCall – We've asked them to go back and reassess that number.
  - John Bayliss – Just in the base rent, we're paying \$17-\$18 a square foot. Do we want to bank on that being something we can do for 15 years?
  - Charles Hall – I had our Chamber do some checking on square footage rentals from Marysville through Bellefontaine. It's \$14-\$17 a square foot per month.
  - John Bayliss – I prefer buying but here we have an organization of three counties. We'll probably just be able to put the worth of this building into the kitty. I'm apprehensive about more partners. We have a partnership of three counties already. It's a cobweb in my mind that I'd rather not be in.
  - Dave Faulkner – How much did each county put into the current building? If each county puts \$50,000 then that takes away the base rent charge.
  - Charles Hall – Why are we financing and paying rent? That doesn't make sense.
    - Steve McCall – We have a down payment and the remainder of the cost.
    - Charles Hall – We're paying for the construction of something we don't own.
      - Steve McCall – But we're invested so we're protected. I didn't want to have to make payments on a building we don't own.
    - Charles Hall – We're putting a large down payment.

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- Brad Bodenmiller – We’re paying for the maintenance for the whole year, which is what I can’t live with.
- Scott Coleman – That maintenance number is based on their current costs; we do need to verify that it’s just for the site.
  - John Bayliss – That’s going to be hard to verify. We’ve gotten numbers from other organizations; that number should be closer to around \$16,000 a year.
  - Dave Faulkner – If the counties put in \$50,000 then we don’t have that base rent.
  - John Bayliss – I appreciate you making that go away but it still looks like a bad deal.
  - Charles Hall – I agree, it’s still a bad deal.
  - Dave Faulkner – It’s not going to be free anywhere.
- Charles Hall – I was looking at a property in Marysville. If you have 2,100 square feet, at \$16 a square foot, that’s \$33,600 annually. I want to know the actual figures. I don’t go for that estimated amounts.
- Scott Coleman – One thing that I’ve told Dave, we’re in a good position for negotiating, they’ve already built the building.
- John Bayliss – Can we afford it?

Dave Gulden- I’m hearing two issues here: there is confusion or apprehension about the long-term lease vs. ownership, and there are concerns on the maintenance number.

- Jim Holycross – If the three commissioner boards will make up the difference; or if the commissioners would be willing to kick in more to make that payment; that’s a big ask for the commissioners.
- Charles Hall – I still have the problem of having \$340,000 down payment for a building we don’t own.
  - John Bayliss – Or \$500,000 for a building we don’t own. We’re paying a lease up front and we’re going to be responsible for 14% of the cost of repairs in the future.
  - Charles Hall – Values of buildings drop drastically after 10 years. In 10 years, it won’t be appraised at the amount of the cost of building it so that’s going to affect what we could get back if the lease isn’t continued.
- John Bayliss – Are we talking about budget or lease? Do we want to make suggestions for tomorrow?
- Charles Hall – Can we push this back?
  - Dave Gulden – Indications are that we can push it back.
- John Bayliss – I believe we do need to adjust development fees.
  - Charles Hall- I think you’re right, it all needs to be taken a look at.

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- Jim Holycross – I think this group needs to be able to help point the ship in a direction; is it this direction or is it another direction.
  - Scott Coleman – We'll have to vote at the annual meeting on membership dues; we have September and October to finalize fee structures to have them approved.
    - Charles Hall – The Budget Committee needs to get this underway, quickly.
  - John Bayliss – We need to increase development fees; review non-member fees; I think there's other services that you could work with the engineer's and developers that you could provide.
    - Charles Hall – By law, there is really only so much we can do.
    - John Bayliss – I'm hopeful we don't lose all the CDBG and Fair Housing;
    - Charles Hall – For 13 years it's been on the bubble. We need to look at the whole picture.
  - Brad Bodenmiller – I don't know what other revenue there would be. If you compare us to other organizations and look at our staff level compared to others, we don't have more staff even though it's three counties.
  - Scott Coleman – I talked to Dave about OPWC; we had Allen County Planning Commission do that for us years ago. Those are the type of things that we don't do now but maybe we could.
  - Charles Hall – Tell them to give us a better idea on maintenance, that's ridiculous.
    - Jim Holycross – In all fairness to us, we need a response.
  - John Bayliss – I think a summary of today's discussion would be good for tomorrow.
  - Tim Notestine – For that fee, they're looking at their whole facilities; some things may be more labor intensive than others.
  - Charles Hall – Any large amount is ridiculous to put on us. We need the Budget Committee to get started on updating the fees.
  - Jim Holycross - We need to set another meeting which will be in response to what TRC says.
  - Charles Hall – With the changes they've made over there, we're in limbo. Everyone we've talked with is gone.
  - Tim Notestine – You proposed raising rates, that would cover the entire thing.
4. Next meeting will be scheduled once a response is received from TRC.
5. Tasklist:

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- Brad Bodenmiller/Heather Martin – a spreadsheet for a year's cost regarding subdivision plats.
- Bill Narducci – a spreadsheet showing the cost of subdivision reviews for the Engineer's Office.

The Visioning Committee adjourned at 3:28 pm.

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