



Regular Council
Tuesday, August 15, 2023 - 6:30 PM
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for August 15, 2023 at 6:34 PM.

2. Roll Call

Present - Mayor Donald Barnard, Jon Merriman, Sharon Hendren, Ryan Green, Nicole Shook, Bob Orsini, Charlie Campbell
Absent - None

Staff present - Sean Staneart - Acting City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Trevor Traphagen - City Planner/MKSK, Chris Hermann - City Planner/MKSK, Yonko Swartz – Planner/MKSK, Arora Alberton - Planning Intern MKSK, Teresa Monroe - Clerk of Council

Public present - Pastor Matthew VanWinkle, Wes Kobel, Cyndi Duke, Bill Bogantz, Jamie Hartsough, Andrea Ford, Kristen Hurst, Dave Selan, Jeff Barr

3. Invocation - Pastor Matt Van Winkle; Johnstown United Methodist Church

4. Pledge of Allegiance

5. Action on Minutes

a. July 5, 2023

ACTION: Bob Orsini moved to approve; Nicole Shook seconded and the vote was as follows:

AYES: Charlie Campbell, Nicole Shook, Bob Orsini, Jon Merriman, Mayor Barnard, Ryan Green, Sharon Hendren

NOES: None

ABSTAIN: None

Passed 7 - 0

6. Citizen comments on matters not on the agenda

No comments

7. Council Committee reports

a. **Planning & Zoning:** Met 8/9/23; Next 8/22/23 @ 6:30 pm Council Chambers

Presentation on Economic Development and zoning. Discussion on signage and parking ordinances.

- b. **Design Review Board:** Met 8/9/23; Next 8/22/23 @ 5:30 pm Council Chambers
Discussion on Environmental Changes requiring a Certificate of Appropriateness and the fee associated with minor changes. The Design Review Board did not feel like they should be the ones setting the fees, staff will provide recommendation to council likely next meeting.
- c. **Finance:** 8/15/23 cancelled; Next TBD
Will work to reschedule.
- d. **Park & Rec:** 8/7/23 cancelled; Next TBD
Next meeting was set for September 5, 2023 at 1:00 pm
- e. **Events Committee:** Next 8/17/23 @ 5:30 pm Council chambers

8. Director Reports

- a. Chief of Police
Chief Smart reviewed his director's report included with the packet. Mr. Orsini said the depth of training in recent years has been noticed and is appreciated. Mayor Barnard said that over the last year Chief Smart has not lost a single officer to another agency, he commended him for keeping his team together. Ms. Hendren said that Officer Hargrave was very good with a recent situation and explained, Chief Smart said he would pass along the appreciation.

9. Tabled Legislation - None

10. Public Hearings of Legislation

- a. **ORDINANCE 14-2023** AN ORDINANCE AMENDING TITLE ELEVEN OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES, PROPERTY MAINTENANCE CODE.
First reading August 1, 2023.
Introduced last meeting. Sean Staneart said if council wants to pass this, his recommendation is to pass it in its entirety, not piecemeal. If council would like staff to review the city code for inconsistencies prior to passage, he asked that they table it to give them time to make the adjustments. Trevor Traphagen with MKSK said that in his experience it is common in other places that the entirety of the IPMC is adopted and then you can choose which sections to enforce based on the code.

No debate or questions from council.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Jon Merriman moved to approve as written; Mayor Barnard seconded and the vote was as follows:
AYES: Nicole Shook, Bob Orsini, Jon Merriman, Mayor Barnard, Ryan Green, Sharon Hendren, Charlie Campbell
NOES: None
ABSTAIN: None

Passed 7 - 0

b. **RESOLUTION 2023-21** A RESOLUTION TO ADOPT THE CITY OF JOHNSTOWN GROWTH FRAMEWORK AS PRESENTED

Sean Staneart said that Johnstown has a Comprehensive Plan that was adopted in 2020. Recent developments have caused a need for modification to a portion of it. Staff is working on an entire Comp Plan rework but it is not complete yet. Mr. Staneart said this is an amendment/compliment to the current 2020 plan. They are seeing this tonight because of development pressures and the things that are happening around us. He said if we don't start to embrace some of these things or at least strategize, someone else will be writing our script. Council will see an entire Comprehensive Plan in the fall of this year for adoption. This Growth Framework plan specifically speaks to the land use areas outside the current city limits and provides the city opinion on what should happen; this will be a guiding policy document. Chris Hermann added that the boundary of the Growth Framework is the school district boundary. Mayor Barnard asked Mr. Hermann to explain what a guiding policy document really is. Mr. Hermann said the zoning of a community is law, zoning controls existing land use, every property within Johnstown has existing zoning. Every property outside of Johnstown is zoned by Monroe Township. What the city is doing with the Comprehensive Plan, is giving its vision for the community for the next twenty years; where we want to go, how we want to grow, how we want to preserve amenities and services.

No questions or debate by council.

Public Hearing: There were no comments either for or against the legislation.

ACTION: Bob Orsini moved to approve as written; Jon Merriman seconded and the vote was as follows:

AYES: Bob Orsini, Jon Merriman, Mayor Barnard, Ryan Green, Sharon Hendren, Charlie Campbell, Nicole Shook

NOES: None

ABSTAIN: None

Passed 7 - 0

c. **RESOLUTION 2023-22** A RESOLUTION TO AMEND THE 2020 COMPREHENSIVE PLAN AS PRESENTED

There are three total maps that need to be amended in the current 2020 Comprehensive Plan.

No debate by council.

Public Hearing:

1. Andrea Ford

- Asked if this was done in conjunction with Monroe Township.

Mayor Barnard said that Monroe Township is working on their own Comprehensive Plan, this will be our plan for any land that may annex into Johnstown. Mr. Orsini said that both plans can overlap, they are not competing. Sean Staneart said that there has been some indication that they are looking at what we are doing with our plan, development can't occur without water and sewer, there are limitations to their plan because there are limitations on water and sewer in the area. Mr. Staneart added that the new city Comprehensive Plan is not complete yet.

No further comments.

ACTION: Jon Merriman moved to approve as written; Nicole Shook seconded and the vote was as follows:
AYES: Jon Merriman, Mayor Barnard, Ryan Green, Sharon Hendren, Charlie Campbell, Nicole Shook, Bob Orsini
NOES: None
ABSTAIN: None

Passed 7 - 0

11. Introduction of Legislation - None

12. Other Business

Mayor Barnard said they would take a break prior to the work session.

Bob Orsini moved for a fifteen minute recess, Jon Merriman seconded and all were in favor.

13. MKSK work session

Sean Staneart said that MKSK is the planning firm that the city has engaged to work on the city's Comprehensive Plan. Prior to tonight's meeting, Council members were shuttled along with New Albany council members and staff for a tour of the New Albany International Business Park. Chris Hermann with MKSK led the work session; agenda was as follows:

- International Business Park Tour Discussion
- Comprehensive Plan Discussion
- Next Steps

Council discussed their reaction and takeaways from the tour. Member comments and feedback as follows:

1. Bob Orsini - That it was very well organized, professional and informative. What New Albany has built is great, their facilities are great. At no point was there any attempt or discussion on influencing what we do, it was more of an informative discussion about what they did. They had a plan, they had flexibility within their plan, they made mistakes, they

corrected mistakes and they were willing to share that with us. The better our plan, the better the outcome, we need to generate our own vision, make it clear and stick to it.

3. Don Barnard - Felt like they were an older sibling teaching the younger where they went wrong in life, felt earnestly that they were looking to offer advice, help and support us. It is great to have someone so close to us willing to help that has gone down a road that we are on the front end of. They were humble enough to discuss where they made mistakes and how they moved on. They discussed how they made partnerships throughout their journey to get where they are. Johnstown really needs to foster those partnerships with the townships and any organization they can to help us and them.

4. Nicole Shook - Enjoyed discussion on the fact that they have turned away business, they don't take just anybody, they are very particular about who comes in and sets up shop. Found it interesting to hear what they have turned away. Chris Hermann said he has learned in his life, working for different cities, the power of saying no. You should not be afraid to say no at the right times, if you have a plan and a vision of where you are going and plans don't match it, saying no is fine.

5. Charlie Campbell - Liked that they talked about strict zoning but also had a type of variable zoning, they gave people an opportunity to put something up that wasn't there before.

6. Don Barnard - Liked that they protected their village center, we need to protect our heritage, our city center downtown is vital to that.

7. Jon Merriman - One of his biggest takeaways is that partnerships with businesses and partnerships with development is what will make or break what happens with your town. You have to put your components in and say what the "sauce" is that you want. You have to create an atmosphere that wants to drive a company and or people that you are looking to attract to want to come here, and that will be through partnerships with businesses and the townships.

Chris Hermann discussed how New Albany grew, developed and used agreements such as NCA (New Community Authority) which adds an additional millage to property that is annexed into the city. The NCA is for new, undeveloped land that is being brought in to the city and gets developed, that additional value of the new development gets an additional property tax millage for the infrastructure that is created and added for them, and the city, to use. TIF (Tax Increment Financing District), if you have under or unimproved land, you can put a TIF on it that pays for public infrastructure; the city takes out bonds to pay for the street that will serve the new development. The new development is a field today, they build a new office on it, the difference in value from when it was a field to an office is an increase (an increment) in the value of the ground. That increment of tax goes to pay off the city's bonds for building the road until paid off. Then the full increment goes to all the parties it would go to. This is a way to make the new businesses/developers moving to the area pay for their arrival and not make the city pay for all the infrastructure. There are other abatements and agreements that are made to protect the school districts. PILOT (Payment in lieu of tax), if there is an abatement given that would take away money from the school district, the PILOT is designed for the company to pay that amount missing back to the school district, or whatever entity is getting shorted. So there are tools to utilize in order to take the burden of development off of the people of the city and put it back on the business owners, and at the same time allow the flexibility to make it a viable development.

Chris Hermann said the future of the "white collar office" is a much more dynamic, mixed-use environment, the days of the "office park" are pretty much passing by. The people who

are looking and choosing where to locate their offices are looking for dynamic places where their employees want to be, and that is in these mixed-use environments where you have restaurants and entertainment integrated into the site, it is walkable, there is office space and could have residential mixed in. There are opportunities to do many different things as well as work, there are sidewalks, jogging paths, places to work out... lots of amenities. If Johnstown wants to attract that kind of employment base, we need to be thinking about these more dynamic, walkable, mixed-use environments. Downtown Johnstown is that, the only issue is that many offices want bigger space. Some examples of those mixed-use environments are Easton, Dublin Bridge Park and Grandview Yard.

Mayor Barnard opened the floor to the public for comments, questions and casual discussion. Conversation on how to manage growth and maintain the charm, discussion on the proposed city income tax. Mr. Orsini said it is important to understand that Johnstown will change, and you cannot want Johnstown to remain what it currently and be against the tax increase, and here is why: If there is no tax increase, Johnstown won't remain the same, it will stay on a similar trajectory that it's on, with hard decisions about what happens and what doesn't, services will continue to decrease because as population grows we will have the same number of employees. Roads will continue to deteriorate and we will be in a very weakened position when it comes to managing, developing, negotiating and having any seat at the table when it comes to growth. Because we will have no revenue to offer, we will have nothing to bring to the table... outside of deteriorating infrastructure and services. He added that council is not here to decide what the town wants, they are here to take what the town decides to do and use it to the best of their abilities.

Sean Staneart said that we used the school district boundary for the Comprehensive Plan because we are very sensitive to the school district, we want to be able to protect the school district. He said we do not exist in a bubble, if we do not engage the development in that area, rest assured, someone else will, people are already making plans to get closer to Intel. Discussion on water and sewer entities, on JEDDs (Joint Economic Development District) which are multiple jurisdictions working together. Continued discussions with MKSK on community character and transect development looking at the downtown and immediate neighborhoods.

Next Steps: Looking to Community Workshop #2 - Community Actions and Vision, mid-September. More focused on what people want to see protected in Johnstown and things they want to see improved.

14. Adjourn

ACTION:	Bob Orsini moved to adjourn; Nicole Shook seconded and all were in favor.
AYES:	Sharon Hendren, Nicole Shook, Jon Merriman, Ryan Green, Mayor Barnard, Bob Orsini, Charlie Campbell
NOES:	None
ABSTAIN:	None

Passed 7 - 0

The meeting adjourned at 9:06 pm

Next Council Meeting September 5, 2023