



Regular Council Meeting  
Tuesday, May 21, 2024 - 6:30 PM  
AGENDA

1. Call to Order
2. Roll Call
3. Invocation - Pastor Larry Griffin, Johnstown Baptist Church
4. Pledge of Allegiance
5. Approval of Agenda
6. Action on Minutes
  - a. May 7, 2024
  - b. May 14, 2024
7. Johnstown Lifestyle updates
8. Citizen comments on matters not on the agenda
9. Council Committee reports
  - a. **Planning & Zoning:** Met 5/14/24; Next 5/28/24 @ 6:30 pm Council Chambers
  - b. **Design Review Board:** Met 5/14/24; Next 5/28/24 @ 5:00 pm Council Chambers
  - c. **Finance:** 5/21/24; Next 6/4/24 @ 5:00 pm Admin conference room
  - d. **Safety & Service:** Next 6/4/24 @ 5:45 pm Admin conference room
10. Director Reports
  - a. Chief of Police
  - b. City Manager
11. Tabled Legislation
  - a. **RESOLUTION 2024-14** A RESOLUTION TO ADOPT THE PROPOSED COMPREHENSIVE PLAN AS PRESENTED. Tabled April 4, 2024
12. Public Hearings of Legislation
  - a. **RESOLUTION 2024-19** A RESOLUTION ACCEPTING COMPLETE INFRASTRUCTURE FOR EAST JERSEY STREET
13. Introduction of Legislation - None
  - a. **ORDINANCE 13-2024** AN ORDINANCE TO DECLARE THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, EXEMPT 100% OF THAT IMPROVEMENT FROM REAL PROPERTY TAXATION, REQUIRE THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDE FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT AND THE CAREER AND TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY, ESTABLISH A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS, SPECIFY PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY

BENEFIT THOSE PARCELS; AND TO DECLARE AN EMERGENCY.

- b. **ORDINANCE 14-2024** AN ORDINANCE TO AMEND THE JOHNSTOWN COMMUNITY REINVESTMENT AREA #4 TO ADD APPROXIMATELY 385.5 +/- ACRES TO THAT AREA AND DECLARING AN EMERGENCY.

- 14. Other Business
- 15. Executive Session with City Attorney to discuss pending or imminent court action
- 16. Executive Session to discuss confidential business information of an applicant for Economic Development assistance
- 17. Adjourn

**Next Council Meeting June 4, 2024**



Regular Council  
Tuesday, May 7, 2024 - 6:30 PM  
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for May 7, 2024 at 6:32 PM.

2. Roll Call

Present - Mayor Donald Barnard, Jeff Barr, Ryan Green, Tiffany Hollis, Wesley Kobel, Dave Selan, Bob Orsini  
Absent - None

Staff present - Sean Staneart - City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Teresa Monroe - Clerk of Council

Public present - Nick Hubbell, Parag Agrawal, Frank Cea, Susan Cullen, Ashley Kusner, Stacy Tackett, Shawna Winzenreid, Cyndi Duke, Nicole Shook, Kevin Seghy, Julie Judge

3. Invocation

Mayor Barnard offered the invocation

4. Pledge of Allegiance

5. Approval of Agenda

**ACTION:** Jeff Barr moved to approve; Bob Orsini seconded and all were in favor.  
**AYES:** Mayor Barnard, Tiffany Hollis, Jeff Barr, Ryan Green, Wesley Kobel, Dave Selan, Bob Orsini  
**NOES:** None  
**ABSTAIN:** None

**Passed 7 - 0**

6. Action on Minutes

a. April 16, 2024

**ACTION:** Dave Selan moved to approve as written; Wesley Kobel seconded and the vote was as follows:  
**AYES:** Dave Selan, Bob Orsini, Jeff Barr, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel  
**NOES:** None  
**ABSTAIN:** None

**Passed 7 - 0**

Mayor Barnard recognized that today is Mr. Selan's Birthday.

7. Mayor Proclamation - National Police Week 2024

Mayor Barnard read a proclamation on behalf of City Council in honor of National Police

Week and presented it to Sgt. Hatfield and Officer Lopez.

8. Council Recognition - Cailyn Casto

Mayor Barnard read and presented a proclamation recognizing Miss Casto's outstanding Johnstown High School wrestling season. He said she is the first female from the City of Johnstown to ever qualify for State.

9. Downtown Johnstown, Inc. updates

Shawna Winzenreid provided updates and highlighted upcoming Downtown Johnstown Inc. events for 2024.

10. Frank Cea; City Communication Update

Frank Cea and Kevin Saghy attended to present their strategic communications plan for the City of Johnstown. At this time there is no specific ask, council needs to determine the importance of having a communication plan and dedicate a portion of the budget to it. Council members expressed their desire to provide the best opportunities for the community to be informed about everything and to prioritize anything that improves communication and increases the community's understanding of what the goals are. How they go about this is up for discussion, topic forwarded to Finance Committee.

11. Citizen comments on matters not on the agenda

No comments

12. Executive Session with City Attorney to discuss imminent court action

**ACTION:** Mayor Donald Barnard moved to enter Executive Session with the city attorney to discuss imminent court action, with all council members, City Manager, city attorney and EMH&T; Tiffany Hollis seconded and the vote was as follows:

**AYES:** Mayor Barnard, Wesley Kobel, Dave Selan, Bob Orsini, Jeff Barr, Ryan Green, Tiffany Hollis

**NOES:** None

**ABSTAIN:** None

**Passed 7 - 0**

Council Entered Executive Session at 7:23 pm and returned to Regular Session at 8:44 pm

13. Council Committee reports

a. **Planning & Zoning:** Met 4/23/24; Next 5/14/24 @ 6:30 pm Council Chambers

Commission approved the demolition permit for the single family home next to Bell Store. Commissioner decision to not recommend passage of the map amendment to council.

b. **Design Review Board:** Met 4/23/24; Next 5/14/24 @ 5:00 pm Council Chambers

Board approval of sign permits and approval of a new home build design on Jersey Street at Williams.

c. **Finance:** 5/7/24; Next 5/21/24 @ 5:00 pm Admin conference room

The 5/7/24 Finance Committee was canceled

d. **Safety & Service:** 5/7/24; Next 6/4/24 @ 5:45 pm Admin conference room

No action to report. Ongoing conversations on the crosswalks downtown and the traffic corridor from Wendy's to Bigelow Drive.

e. **School District Liaison:** Met 4/26/24

No action to report. Continued communication to make sure their plans for the future are aligned, general discussion on expectations for school growth and how growth affects the city and visa versa.

Mr. Barr asked if there was any discussion on the ten-year life cap of the Greater Johnstown Parks and Recreation Board. Mr. Orsini said not at this particular meeting, it was originally on the agenda, but the meeting went long and was not discussed. Note made to add to future agenda. Mr. Barr said he would like to get the appointments made to the vacant seats. Ms. Monroe directed to check with the Law Director on the procedure for removing the ten-year life of the district.

14. Director Reports

a. Service Department; Water, Sewer, Street, Service Director updates

Department reports were included with the packet. Jack Liggett reviewed his Director updates. East Jersey Street has been completed and is ready for the city to accept, there is a one year warranty. The punch list has been completed, council will see legislation to accept. Mr. Liggett let council know that the water, sewer and street workers had three line breaks last week and worked hard and late in difficult conditions to complete the repairs and that they did a great job. Mayor Barnard asked Mr. Liggett to pass along that they appreciate their work.

Mayor Barnard provided an update that the President signed a document labeling Licking County and Johnstown a disaster zone and eligible for assistance as a result of the March tornado storms. Information has been posted on the city website news page.

15. Tabled Legislation

a. **RESOLUTION 2024-14** A RESOLUTION TO ADOPT THE PROPOSED COMPREHENSIVE PLAN AS PRESENTED. Tabled April 4, 2024

The Plan is being reviewed by the Planning and Zoning Commission. Remains tabled.

16. Public Hearings of Legislation

a. **RESOLUTION 2024-17** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE LICKING COUNTY TRANSPORTATION IMPROVEMENT DISTRICT

Mayor Barnard said this involves money we will be receiving from the State for looking at the US 62 and SR 37 intersection. Sean Staneart said this is a part of the ninety million dollar TID project awarded last year. This is for some short, medium and long term solution identification of action items. This agreement will give the ability for Johnstown and the Licking County Transportation District to work together, and a financial piece that would provide \$115,000 on a reimbursement basis for project study work. Mr. Staneart said there is a \$10,000 fee to cover county staff time and is not reimbursable. The \$115,00 will be reimbursed in January 2027. Mr. Staneart said that the money could be paid out of the Capital Improvements Fund (CIP). Discussion on how the city will have input into what it hopes to achieve for the community needs, any plan would need to be approved by council.

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

**ACTION:** Bob Orsini moved to approve Resolution 2024-17 utilizing CIP funds; Dave Selan seconded and the vote was as follows:  
**AYES:** Bob Orsini, Jeff Barr, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel, Dave Selan  
**NOES:** None  
**ABSTAIN:** None

**Passed 7 - 0**

- b. **RESOLUTION 2024-18** AN ORDINANCE ESTABLISHING AND AMENDING CERTAIN FEES FOR PLANNING AND ZONING SERVICES PROVIDED BY THE CITY OF JOHNSTOWN AND SETTING ASIDE ALL OTHER FEES PREVIOUSLY ESTABLISHED  
This adjusts some of the city zoning fees to cover staff time. Discussion on the changes made and the staff time involved with each permit process, edits were made to the fees presented; Zoning Appeal fee was set at \$300 for residential and \$500 for commercial.

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

**ACTION:** Jeff Barr moved to approve Resolution 2024-18 with revisions as discussed; Tiffany Hollis seconded and the vote was as follows:  
**AYES:** Jeff Barr, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel, Dave Selan, Bob Orsini  
**NOES:** None  
**ABSTAIN:** None

**Passed 7 - 0**

17. Introduction of Legislation - None

18. Other Business

1. Upcoming events noted; concert at Sportsmans Club next weekend, the OK event and American Legion breakfast. This weekend is Mother's Day and it is also Teacher appreciation week.

19. Executive Session to discuss Confidential Business Information of an Applicant for Economic Development Assistance

**ACTION:** Donald Barnard moved to enter Executive Session to discuss confidential business information of an applicant for economic development assistance, with no action to follow; Dave Selan seconded and the vote was as follows:  
**AYES:** Mayor Barnard, Wesley Kobel, Dave Selan, Bob Orsini, Jeff Barr, Ryan Green, Tiffany Hollis  
**NOES:** None  
**ABSTAIN:** None

**Passed 7 - 0**

Council entered Executive Session at 9:25 pm and returned to Regular Session approximately 10:15 pm.

20. Adjourn

With no further business, the meeting adjourned at 10:15 pm.



Special City Council  
Tuesday, May 14, 2024 - 4:00 PM  
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Special Council Meeting for May 14, 2024 at 4:01 PM.

Monroe Township Trustee Robertson also called to order the township meeting.

2. Roll Call

Present - Mayor Donald Barnard, Tiffany Hollis, Jeff Barr, Wesley Kobel, Dave Selan, Bob Orsini, Ryan Green (Absent at roll call, arrived at 4:13 pm)

Absent - None

Staff present - Sean Staneart - City Manager, Dave Delande - Finance Director, Teresa Monroe - Clerk of Council

Public present - Joseph Robertson - Monroe Township Trustee, Troy Hendren - Monroe Township Trustee, Scott Hendren - Monroe Township Trustee, Todd Dodderer - Monroe Township Zoning Commission, Woodrow Wilson - Monroe Township Zoning Officer

3. Executive Session to consider confidential business information of an applicant for Economic Development Assistance

**ACTION:** Mayor Donald Barnard moved to enter Executive Session to consider confidential business information of an applicant for economic development assistance, with members of council, Sean Staneart, Dave Delande, Teresa Monroe, Monroe township trustees (Robertson, Hendren, Hendren), Woody Fox, and Todd Doderer; Tiffany Hollis seconded, and the vote was as follows:

**AYES:** Mayor Barnard, Wesley Kobel, Dave Selan, Bob Orsini, Jeff Barr, Tiffany Hollis

**NOES:** None

**ABSTAIN:** None

**Passed 6 - 0**

Council entered Executive Session at 4:03 pm and returned to Regular Session at 5:50 pm. Mr. Green arrived during session at 4:13 pm.

4. Other Business

No further business.

5. Adjourn

With no further business, a motion and second to adjourn passed, and the meeting ended at 5:50 pm.



Johnstown Police Department  
Patrol Statistics

|                         | 2023 |     |     |     |     |     |     |     |     |     |     |     |       | 2024 |     |     |     |     |     |     |     |     |     |     |     |       |
|-------------------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
|                         | JAN  | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL | JAN  | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL |
| Calls for Service       | 270  | 238 | 324 | 290 | 386 | 326 | 322 | 355 | 296 | 282 | 255 | 249 | 3593  | 214  | 630 | 628 | 588 |     |     |     |     |     |     |     |     | 2060  |
| Officer Initiated Calls | 78   | 85  | 127 | 109 | 148 | 138 | 144 | 143 | 106 | 130 | 121 | 89  | 1418  | 84   | 442 | 470 | 410 |     |     |     |     |     |     |     |     | 1406  |
| Dispatched Calls        | 192  | 153 | 197 | 181 | 238 | 188 | 178 | 212 | 190 | 152 | 134 | 160 | 2175  | 130  | 186 | 158 | 178 |     |     |     |     |     |     |     |     | 652   |
| Case Reports            | 5    | 14  | 28  | 27  | 21  | 15  | 15  | 15  | 29  | 14  | 16  | 25  | 224   | 12   | 19  | 13  | 25  |     |     |     |     |     |     |     |     | 69    |
| Crash Reports           | 12   | 10  | 9   | 7   | 8   | 11  | 6   | 8   | 9   | 7   | 6   | 8   | 101   | 9    | 6   | 7   | 8   |     |     |     |     |     |     |     |     | 30    |
| Arrests                 | 8    | 3   | 2   | 3   | 1   | 1   | 2   | 0   | 3   | 1   | 3   | 3   | 30    | 0    | 2   | 3   | 2   |     |     |     |     |     |     |     |     | 7     |
| Traffic Citations       | 43   | 44  | 61  | 46  | 46  | 41  | 31  | 63  | 33  | 45  | 35  | 25  | 513   | 17   | 16  | 51  | 30  |     |     |     |     |     |     |     |     | 114   |
| Parking Citations       | 7    | 1   | 2   | 5   | 1   | 8   | 4   | 3   | 1   | 2   | 1   | 3   | 38    | 2    | 0   | 1   | 2   |     |     |     |     |     |     |     |     | 5     |
| Business Checks         | 2    | 4   | 1   | 5   | 4   | 25  | 29  | 23  | 16  | 23  | 30  | 17  | 179   | 20   | 313 | 302 | 255 |     |     |     |     |     |     |     |     | 890   |
| House Checks            | 0    | 0   | 2   | 5   | 23  | 9   | 5   | 2   | 4   | 0   | 0   | 8   | 58    | 16   | 53  | 30  | 54  |     |     |     |     |     |     |     |     | 153   |
| Traffic Crashes         | 14   | 13  | 8   | 10  | 12  | 11  | 7   | 13  | 12  | 16  | 11  | 12  | 139   | 12   | 16  | 8   | 10  |     |     |     |     |     |     |     |     | 46    |
| Traffic Stops           | 73   | 76  | 110 | 82  | 97  | 82  | 91  | 99  | 59  | 87  | 68  | 45  | 969   | 23   | 35  | 92  | 46  |     |     |     |     |     |     |     |     | 196   |
| Theft                   | 3    | 8   | 7   | 5   | 7   | 2   | 3   | 5   | 6   | 2   | 4   | 5   | 57    | 3    | 2   | 4   | 2   |     |     |     |     |     |     |     |     | 11    |
| Domestic Violence       | 5    | 5   | 2   | 3   | 5   | 3   | 4   | 4   | 4   | 4   | 0   | 4   | 43    | 2    | 5   | 8   | 3   |     |     |     |     |     |     |     |     | 18    |
| Assault                 | 0    | 0   | 5   | 0   | 1   | 1   | 2   | 0   | 3   | 2   | 1   | 0   | 15    | 5    | 0   | 0   | 1   |     |     |     |     |     |     |     |     | 6     |
| OVI                     | 1    | 0   | 1   | 2   | 0   | 0   | 1   | 0   | 2   | 1   | 1   | 1   | 10    | 0    | 0   | 0   | 1   |     |     |     |     |     |     |     |     | 1     |
| Vandalism               | 1    | 3   | 2   | 2   | 2   | 0   | 1   | 0   | 3   | 2   | 3   | 1   | 20    | 3    | 2   | 6   | 4   |     |     |     |     |     |     |     |     | 15    |
| Juvenile Complaint      | 0    | 1   | 4   | 4   | 2   | 3   | 3   | 6   | 5   | 5   | 2   | 2   | 37    | 1    | 5   | 3   | 4   |     |     |     |     |     |     |     |     | 13    |
| Trespassing             | 3    | 1   | 4   | 0   | 3   | 2   | 2   | 3   | 3   | 0   | 2   | 2   | 25    | 0    | 4   | 3   | 0   |     |     |     |     |     |     |     |     | 7     |
| Other Agency Assist     | 3    | 6   | 4   | 3   | 3   | 4   | 4   | 3   | 7   | 2   | 6   | 2   | 47    | 16   | 15  | 5   | 6   |     |     |     |     |     |     |     |     | 42    |
| Warrant                 | 6    | 2   | 1   | 1   | 1   | 1   | 1   | 0   | 1   | 0   | 2   | 2   | 18    | 0    | 4   | 2   | 0   |     |     |     |     |     |     |     |     | 6     |
| Overdose                | 0    | 2   | 0   | 2   | 1   | 1   | 1   | 0   | 1   | 2   | 0   | 1   | 11    | 0    | 0   | 0   | 0   |     |     |     |     |     |     |     |     | 0     |
| Suicide Threat          | 1    | 2   | 1   | 2   | 1   | 0   | 2   | 1   | 2   | 0   | 2   | 2   | 16    | 3    | 2   | 1   | 2   |     |     |     |     |     |     |     |     | 8     |
| Alarm Drops             | 11   | 7   | 10  | 8   | 18  | 8   | 10  | 10  | 3   | 17  | 7   | 10  | 119   | 15   | 10  | 16  | 17  |     |     |     |     |     |     |     |     | 58    |
| 911 Hang Up/Misdiag     | 41   | 26  | 21  | 36  | 53  | 45  | 37  | 38  | 28  | 12  | 14  | 11  | 362   | 19   | 20  | 12  | 14  |     |     |     |     |     |     |     |     | 65    |



1. **NCA, TIF's & CRA** ---These items have required a large amount of staff as well as legal resources but I believe we are making good progress.
  - TIF – Currently assessing revenue generation/structure as it relates to infrastructure in the newly annexed area. Should have legislation in the near future establishing a TIF in this PD district.
  - CRA –
    1. currently working through a formula-based qualification model to be reviewed and approved by Council in the very near future.
    2. Should have legislation modifying CRA #4 to include all of the PD District.
  - Infrastructure Agreement – Staff is currently discussing, and reviewing this items. A draft should be available for council in the near future.
2. **Annexation** – Council has or will be seeing some small annexation initiatives associated with the original PD district. These are not of any substantial size and JLC has indicated they will likely be folding these parcels into the current PD master planning initiative.
3. **MKSK Comprehensive Plan** – A 2.0 draft has been presented and reviewed by P&Z. MKSK has been making minor edits based on P&Z feedback and will provide a 3.0 draft for review by the Council and staff. MKSK will present a final draft for resolution consideration by Council in the very near future.
4. **Finance Assistant** – We are super happy to have Shawna who has joined the team, she has been able to hit the ground running.
5. **Hiring of a summer intern** – Audrey's first day was on Wednesday the 15th.
6. **Personnel Review** – Nothing new
7. **HR** – The city currently uses Strategic HR on an as need basis.
8. **LCATS** – attended the LCATS meeting on Tuesday. The large topic of discussion and passage was the 2024 Metropolitan Transportation Plan. the Link is provided if you would like to review.  
  
<https://lickingcounty.gov/civicax/filebank/blobdload.aspx?t=44597.96&BlobID=110068>
9. **Township Compensation Agreement** – Further discussion on this item is expected to occur over the next weeks/months.
10. **Union Negotiations** –At this time other departments are considering their options for unionization.

11. **Code Enforcement**- spring has arrived and Terry has been sending out multiple grass violations.
12. **Licking County Commissioners** – JAG and SWL will be presenting to the county commissioners sometime in June an out briefing on our discussions over the last several months.
13. **MORPC**—I would like to put a resolution before Council, initiating me to modify the metropolitan planning area that was discussed at the last council meeting.
14. **Johnstown Water & Sewer Partnership** -- We will be meeting with the Ohio EPA on Thursday to discuss the 15 county water study.
15. **OEPA Licking County 208 Update/Review** – another meeting was held this last Thursday the 16th. Discussions were challenging but all parties involved agreed to disagree respectfully. I believe there are still opportunities for greater discussion but timetables are quickly approaching.
16. **Parks and Recreation** – Would like to update our current Parks and Greenways plan that was done in 2017. This can help guide the city to identify future greenspace opportunities and current park redevelopment strategies. I will be asking for a proposal from MKSK toward the 3 or 4 quarter of 2024.
17. **Traffic signalization projects** –
  - Leafy Dell Signal — push back 1 year will likely start in 2026, traffic agreement has been signed with Coughlin
  - Bigelow Dr. traffic signal--safety and service was presented with some alternative options for the entire corridor we are waiting to receive a proposal from EMH&T.

Respectfully Submitted,  
Sean Staneart



**RESOLUTION 2024-19**

**A RESOLUTION ACCEPTING COMPLETE INFRASTRUCTURE FOR  
EAST JERSEY STREET**

**WHEREAS**, Law General Contracting has completed public improvements for the East Jersey Street project; and

**WHEREAS**, inspection of the infrastructure was performed by Verdantis Engineering and the City of Johnstown Service Director; and

**WHEREAS**, the City Service Director and City Manager recommend acceptance of the road, sidewalks, storm water, water and sewer infrastructure to include, curbs and gutters located on East Jersey Street; and

**NOW THEREFORE, BE IT RESOLVED by THE CITY OF JOHNSTOWN**

**Section 1:** The Council of the City of Johnstown hereby accepts all improvements associated with the roads, sidewalks, water, sewer and storm water systems on East Jersey Street.

**Section 2:** The inspection and final walkthrough were completed in March and the one-year warranty by Law General Contracting began on April 1, 2024; and

**Section 3:** It is found and determined that all formal actions of this City Council, concerning and relating to the recommendation of adoption of this Resolution, were approved in an open meeting of this City Council, and that meetings resulted in such formal action where meetings were open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Charter for the CITY OF JOHNSTOWN.

**Date of Introduction/Public Hearing/Vote: May 21, 2024**

By: \_\_\_\_\_

\_\_\_\_\_  
Mayor Donald Barnard

ATTEST TO:

APPROVED AS TO FORM:

\_\_\_\_\_  
Teresa Monroe, Clerk of Council

\_\_\_\_\_  
Yazan Ashrawi, Law Director



**ORDINANCE 13-2024**

**AN ORDINANCE TO DECLARE THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, EXEMPT 100% OF THAT IMPROVEMENT FROM REAL PROPERTY TAXATION, REQUIRE THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDE FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF THOSE SERVICE PAYMENTS TO THE JOHNSTOWN-MONROE LOCAL SCHOOL DISTRICT AND THE CAREER AND TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY, ESTABLISH A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE REMAINDER OF THOSE SERVICE PAYMENTS, SPECIFY PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT THOSE PARCELS; AND TO DECLARE AN EMERGENCY.**

**WHEREAS**, Sections 5709.40, 5709.42 and 5709.43 of the Ohio Revised Code (collectively, the “*TIF Statutes*”) authorize this Council to declare the improvement to certain parcels of real property located within the City of Johnstown, Ohio (the “*City*”) to be a public purpose and exempt from taxation, require the owners of those parcels to make service payments in lieu of taxes, provide for the distribution of the applicable portion of those service payments to the Johnstown-Monroe Local School District and the Career and Technology Education Centers of Licking County (C-TEC), (each, a “*School District*”), establish a municipal public improvement tax increment equivalent fund for the deposit of the remainder of those service payments and specify public infrastructure improvements made, to be made or in the process of being made that directly benefit, or that once made will directly benefit, those parcels; and

**WHEREAS**, the parcels of real property identified and depicted in Exhibit A attached hereto (each, as now or hereafter configured on the tax list and duplicate of real and public utility property, a “*Parcel*”, and collectively, the “*Parcels*”) are located in the City, and this Council has determined to declare the Improvement (as defined in Section 1 of this Ordinance) to each Parcel to be a public purpose; and

**WHEREAS**, this Council has determined that it is necessary and appropriate and in the best interest of the City to exempt from taxation one hundred percent (100%) of the Improvement to each Parcel as permitted and provided in Section 5709.40(B) of the Ohio Revised Code for thirty (30) years and to simultaneously direct and require the current and future owner of each Parcel (each such owner individually, an “*Owner*,” and collectively, the “*Owners*”) to make annual Service Payments (as defined in Section 2 of this Ordinance); and

**WHEREAS**, the City has determined that a portion of the Service Payments shall be paid directly to each School District in an amount equal to the real property taxes that School District would have received if the Improvement to the Parcels had not been exempted from taxation pursuant to this Ordinance; and

**WHEREAS**, pursuant to Section 5709.43(A) of the Ohio Revised Code, this Council has determined to establish a municipal public improvement tax increment equivalent fund in which there shall be deposited the remaining Service Payments distributed to the City; and

**WHEREAS**, this Council has determined to designate the public infrastructure improvements described in Exhibit B attached hereto (the “*Public Infrastructure Improvements*”) as public infrastructure improvements made, to be made or in the process of being made that directly benefit, or that once made will directly benefit, the Parcels; and

**WHEREAS**, this Council has determined to provide for the execution and delivery of one or more Tax Increment Financing Agreements (each, a “*TIF Agreement*”), which will more fully provide for the collection of Service Payments; and

**WHEREAS**, the Johnstown-Monroe Local School District has waived its rights to (i) receive notice of this Ordinance under Ohio Revised Code Section 5709.83, and (ii) approve this Ordinance;

**WHEREAS**, the Career and Technology Education Centers of Licking County (C-TEC) has received fourteen day advance notice of this Ordinance in accordance Ohio Revised Code Section 5709.83;

**WHEREAS**, this Ordinance constitutes an emergency measure necessary to provide for the public peace, health, safety and welfare of the City and for the further reason that this Ordinance is required to be immediately effective in order to permit the immediate commencement of arrangements for the extension, development and financing of public infrastructure necessary to permit economic development to proceed on the Parcels;

**NOW, THEREFORE, BE IT ORDAINED** by the Council for the city of Johnstown, County of Licking, State of Ohio, that:

**Section 1.** Authorization of Tax Exemption. Pursuant to and in accordance with the provisions of Section 5709.40(B) of the Ohio Revised Code, one hundred percent (100%) of the increase in assessed value of each Parcel that is used or to be used for non-residential purposes and that would first appear on the tax list and duplicate of real and public utility property after the effective date of this Ordinance (which increase in assessed value is hereinafter referred to as the “*Improvement*”), as further defined in Section 5709.40(A) of the Ohio Revised Code) is hereby declared to be a public purpose and shall be exempt from taxation for a period commencing with the first tax year that begins after the effective date of this Ordinance and in which an Improvement attributable to a new structure on that Parcel first appears on the tax list and duplicate of real and public utility property for that Parcel and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Statutes. The real property tax exemption granted pursuant to this Section and the payment obligation established pursuant to Section 2 are subject and subordinate to any real property tax exemption granted pursuant to Sections 3735.65 to 3735.70 or Sections 5709.61 to 5709.69 of the Ohio Revised Code.

**Section 2.** Service Payments and Property Tax Rollback Payments. Pursuant to Section 5709.42 of the Ohio Revised Code, this Council hereby directs and requires the Owner of each Parcel to make annual service payments in lieu of taxes with respect to the Improvement allocable thereto to the Treasurer of Licking County, Ohio (the “County Treasurer”) on or before the final dates for payment of real property taxes. The service payment in lieu of taxes for each Parcel, including any penalties and interest at the then current rate established under Sections 323.121(B)(1) and 5703.47 of the Ohio Revised Code, as the same may be amended or supplemented from time to time, or any other applicable provisions of the Ohio Revised Code (collectively, the “Service Payments”), shall be charged to each Parcel and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement to that Parcel if it were not exempt from taxation pursuant to Section 1 of this Ordinance, all in accordance with Section 5709.42 of the Ohio Revised Code. The Service Payments, and any other payments with respect to the Improvement that are received by the County Treasurer in connection with the reduction required by Sections 319.302, 321.24, 323.152 and 323.156 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time, or any other applicable provisions of the Ohio Revised Code (collectively, the “Property Tax Rollback Payments”), shall be allocated and distributed in accordance with Section 4 of this Ordinance.

**Section 3.** Tax Increment Equivalent Fund. This Council hereby establishes, pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the Johnstown Gateway Tax Increment Equivalent Fund (the “Fund”). The Fund shall be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 4 of this Ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement to each Parcel and so deposited pursuant to Section 5709.42 of the Ohio Revised Code shall be used solely for the purposes authorized in the TIF Statutes and this Ordinance, as the same may be amended from time to time. The Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the Fund shall be dissolved and any incidental surplus funds remaining therein transferred to the City's General Fund, all in accordance with Section 5709.43 of the Ohio Revised Code.

**Section 4.** Distribution of Funds. Pursuant to the TIF Statutes, the County Treasurer is hereby requested and directed to distribute the Service Payments and Property Tax Rollback Payments as follows:

(i) to each School District, an amount equal to the amount the School District would otherwise have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this Ordinance; and

(ii) to the City, all remaining amounts for further deposit into the Fund for payment of costs of the Public Infrastructure Improvements upon appropriation for that purpose by this Council. If so appropriated, such costs may but shall not be required to include, without limitation, all debt service payable on debt issued by the City or the The Johnstown New Community Authority (the “Authority”) to pay for Public Infrastructure Improvements, all amounts owed to any fund of the City or Authority to reimburse that fund for the costs of any Public Infrastructure Improvements previously paid from that fund, including interest payable on those amounts, and all amounts owed by the City or Authority to any third party for the construction of Public Infrastructure Improvements, including interest payable on those amounts.

**Commented [1]:** Note that “School District” as defined above refers to both the local SD and the JVSD. The local SD agreed via compensation agreement to the TIF so long as it receives full repayment of revenue lost. Per R.C. 5709.82, the JVSD then will also receive 100% repayment of forgone taxes via PILOT.

**Section 5. Public Infrastructure Improvements.** This Council hereby designates the Public Infrastructure Improvements described in Exhibit B attached hereto, and any other public infrastructure improvements hereafter designated by ordinance, as public infrastructure improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, the Parcels.

**Section 6. Tax Increment Financing Agreement.** This Council may approve and authorize the City Manager, for and in the name of the City, to execute and deliver one or more TIF Agreements with one or more owners of a Parcel or Parcels.

**Section 7. Further Authorizations.** This Council hereby authorizes and directs the City Manager, the City Solicitor, the Fiscal Officer or other appropriate officers of the City to make such arrangements as are necessary and proper for collection of the Service Payments from the Owners, including the preparation and filing of any necessary exemption applications. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

**Section 8. Filings with Ohio Department of Development.** Pursuant to Section 5709.40(I) of the Ohio Revised Code, the City Manager or other appropriate officer of the City is hereby directed to deliver a copy of this Ordinance to the Director of Development of the State of Ohio within fifteen (15) days after its adoption. Further, on or before March 31 of each year that the exemption set forth in Section 1 of this Ordinance remains in effect, the City Manager or other appropriate officer of the City shall prepare and submit to the Director of Development of the State of Ohio the status report required under Section 5709.40(I) of the Ohio Revised Code.

**Section 9. Tax Incentive Review Council.** This council hereby designates the Tax Incentive Review Council created pursuant to Resolution R-46-2009 as the tax incentive review council responsible for reviewing annually all exemptions from taxation resulting from the declarations set forth in this Ordinance and any other such matters as may properly come before that council, all in accordance with Section 5709.85 of the Ohio Revised Code.

**Section 10. Open Meetings.** This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

**Section 11. Effective Date.** By reason of the emergency set forth in the preamble hereto, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

**Date of Introduction:**

**Public Hearing/Vote:**

**By:** \_\_\_\_\_

\_\_\_\_\_  
**Mayor Donald Barnard**

**ATTEST TO:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Teresa Monroe, Clerk of Council**

\_\_\_\_\_  
**Yazan Ashrawi, Director of Law**

DRAFT

EXHIBIT A

PARCEL MAP

The outlined areas on the attached map specifically identify and depict the Parcels and constitutes part of this Exhibit A.

DRAFT

## EXHIBIT B

### PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements include the construction of the following improvements that will directly benefit the Parcels and all related costs of permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code), along with any other improvements subsequently designated by City Council.

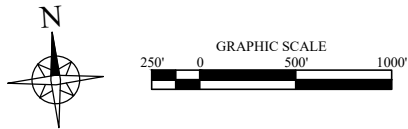
- public roads and highways (including street realignments);
- water and sewer lines;
- leisure trails and connections;
- parks and public facilities;
- environmental remediation projects;
- stormwater and flood remediation projects, including such projects on private property when determined to be necessary for public health, safety and welfare;
- gas, electric and communications services facilities, including fiber optics;
- land acquisition, including acquisition in aid of industry, commerce, distribution, or research;
- demolition, including demolition on private property when determined to be necessary for economic development purposes;
- landscaping and signage, including brick retaining walls at roadway intersections; including in each case, design and other related costs (including traffic studies); any rights-of-way or real estate acquisition; curbs and gutters, medians, sidewalks, bikeways, and landscaping (including scenic fencing and irrigation); traffic signs and signalization (including overhead street signage); street lighting and signs; burial of utility lines (including fiber optics); erosion and sediment control measures; grading, drainage and other related work; survey work, soil engineering, inspection fees and construction staking; and all other costs and improvements necessary and appurtenant thereto.

JOHNSTOWN TIF MAP

New Albany, Ohio

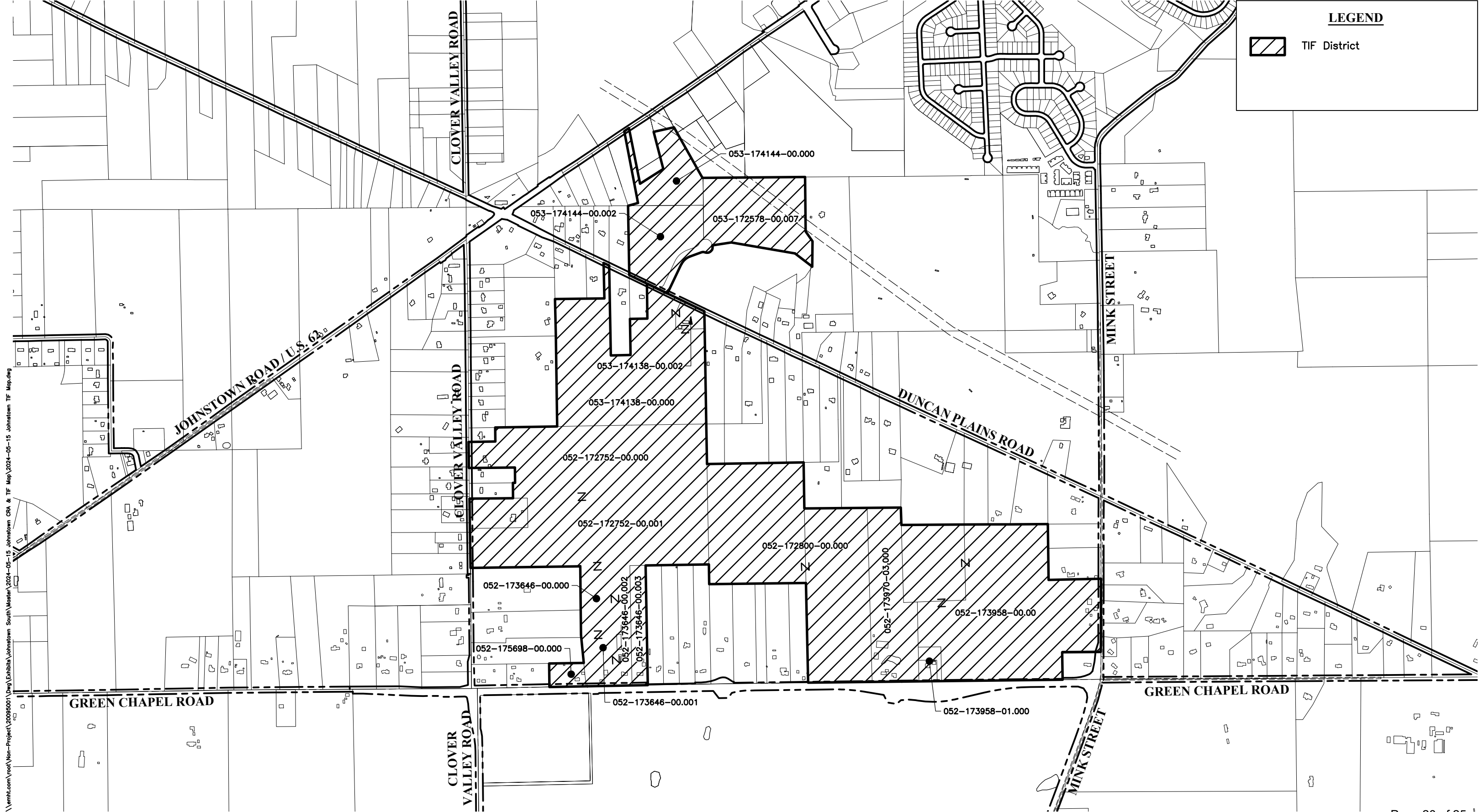
THE NEW ALBANY COMPANY

Date: May 16, 2024



**LEGEND**

 TIF District





**ORDINANCE 14-2024**

**AN ORDINANCE TO AMEND THE JOHNSTOWN COMMUNITY REINVESTMENT AREA #4 TO ADD APPROXIMATELY 385.5 +/- ACRES TO THAT AREA AND DECLARING AN EMERGENCY.**

**WHEREAS**, the Council of the City of Johnstown, Ohio (the “City”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed sufficient reinvestment in new construction; and

**WHEREAS**, Council, by its Ordinance No. 28-2018 adopted September 4, 2018 and effective October 4, 2018, designated the Johnstown Community Reinvestment Area #4 (the “Current Johnstown Community Reinvestment Area #4”), which enabled the City to offer in that Current Johnstown Community Reinvestment Area #4 real property tax exemptions (i) of up to 100% for fifteen (15) years for the new construction of certain new structures for office, industrial and manufacturing uses, and (ii) up to 100% for twelve (12) years for the remodeling of certain existing structures for office, industrial and manufacturing uses, with that new construction or remodeling having a minimum real property investment of \$250,000 and the exemption level and length to be as provided in a community reinvestment area (“CRA”) agreement negotiated and entered into with the City; and

**WHEREAS**, the City desires to promote additional office, industrial and manufacturing development in an additional area contiguous to the Current Johnstown Community Reinvestment Area #4, which contiguous area includes approximately 385.5 +/- acres and which is depicted on Exhibit A attached hereto (the “Johnstown Community Reinvestment Area #4 Expansion Area”); and

**WHEREAS**, the City believes that additional office, industrial and manufacturing development in the Johnstown Community Reinvestment Area #4 Expansion Area would encourage economic stability, maintain real property values, and generate new employment opportunities, and desires to designate the Johnstown Community Reinvestment Area #4 Expansion Area as a community reinvestment area pursuant to R.C. Sections 3735.65 to 3735.70; and

**WHEREAS**, the facts and conditions relating to existing housing and commercial structures and undeveloped land in the Johnstown Community Reinvestment Area #4 Expansion Area are that, among other things, there is evidence of deterioration and lack of new construction, lack of repair or rehabilitation of structures in that Johnstown Community Reinvestment Area #4 Expansion Area; and

**WHEREAS**, the construction of new office, industrial and manufacturing structures in the Johnstown Community Reinvestment Area #4 Expansion Area constitutes a public purpose for which real property tax exemptions may be granted; and

**WHEREAS**, this Ordinance constitutes an emergency measure necessary to provide for the public peace, health, safety and welfare of the City and for the further reason that this Ordinance is required to be immediately effective in order to permit the immediate commencement of arrangements for new development in the Johnstown Community Reinvestment Area #4 Expansion Area;

**NOW, THEREFORE, BE IT RESOLVED** by Council for the city of Johnstown, County of Licking, State of Ohio, that:

**Section 1. Conditions in the Johnstown Community Reinvestment Area #4 Expansion Area.**

This Council hereby finds that the Johnstown Community Reinvestment Area #4 continues to be, and the Johnstown Community Reinvestment Area #4 Expansion Area is, an area in which housing facilities or structures of historical significance are located and new development has not occurred and is discouraged.

**Section 2. Expansion of Johnstown Community Reinvestment Area #4 to Include Johnstown Community Reinvestment Area #4 Expansion Area.**

This Council hereby designates the Johnstown Community Reinvestment Area #4 Expansion Area as a community reinvestment area (collectively with the Current Johnstown Community Reinvestment Area #4, the “Johnstown Community Reinvestment Area #4”) in accordance with R.C. Section 3735.66. Only office, industrial and manufacturing structures (including those for and in support of data centers) consistent with the applicable zoning regulations within the Johnstown Community Reinvestment Area #4 will be eligible for the exemptions provided for in this Ordinance, and residential remodeling or new structures, including, but not limited to, multi-family apartment or condominium structures or remodeling thereof, shall not be eligible for the exemptions provided for herein.

**Section 3. Tax Exemptions in the Johnstown Community Reinvestment Area #4 Expansion Area.**

Office, industrial and manufacturing structures within the Johnstown Community Reinvestment Area #4 Expansion Area shall be subject to real property tax exemptions as provided in City Ordinance No. 28-2018 adopted September 4, 2018 and effective October 4, 2018.

**Confirmation of Designation of Housing Officer, Housing Council and Tax Incentive Review Council.**

To administer and implement the provisions of this Ordinance, this Council hereby confirms (i) the prior designation of the Mayor as the Housing Officer for the Johnstown Community Reinvestment Area #4 as described in R.C. Sections 3735.65 to 3735.70, (ii) the prior creation of a Community Reinvestment Area Housing Council (the “Housing Council”) for the Johnstown Community Reinvestment Area #4, and (iii) the prior creation of the “Licking County Tax Incentive Review Council” (a “TIRC”) pursuant to R.C. Section 5709.85, all of which shall apply to the Johnstown Community Reinvestment Area #4 Expansion Area. The Mayor or the City Manager, or either one of them or the designee of either one of them, are hereby individually authorized to give any and all notices on behalf of this Council that may be required by law, including, without limitation, those notices required by R.C. Sections 3735.671, 3537.673 and 5709.83, in connection with the consideration, approval or entering into of any agreements under R.C. Section 3735.671.

**Section 4. Resolution to be Forwarded and Published.** The Housing Officer or the Housing Officer's designee is hereby authorized and directed to forward a copy of this Resolution to the Licking County Auditor and to cause to be published a copy of this Resolution in a newspaper of general circulation in the City once per week for two consecutive weeks following its adoption.

**Section 5. Filing with the State of Ohio Director of Development.** The Housing Officer, or the Housing Officer's designee, is hereby authorized and directed, on behalf of the City, to file this Ordinance with the State Director of Development in accordance with R.C. Section 3735.66.

**Section 6. Open Meeting.** The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council and any of its committees and that all deliberations of this Council and of its committees that resulted in formal action were taken in meetings open to the public in full compliance with the applicable legal requirements, including R.C. Section 121.22.

**Section 7. Effective Date.** By reason of the emergency set forth in the preamble hereto, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

**Date of Introduction:**  
**Public Hearing/Passage:**

By: \_\_\_\_\_

**Mayor Donald Barnard**

**ATTEST TO:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Teresa Monroe, Clerk of Council**

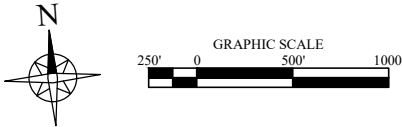
\_\_\_\_\_  
**Yazan Ashrawi, Law Director**

## **EXHIBIT A – ORDINANCE 14-2024**

### **PARCEL MAP**

The colored areas on the attached map specifically identify and depict the Parcels and constitute part of Exhibit A.

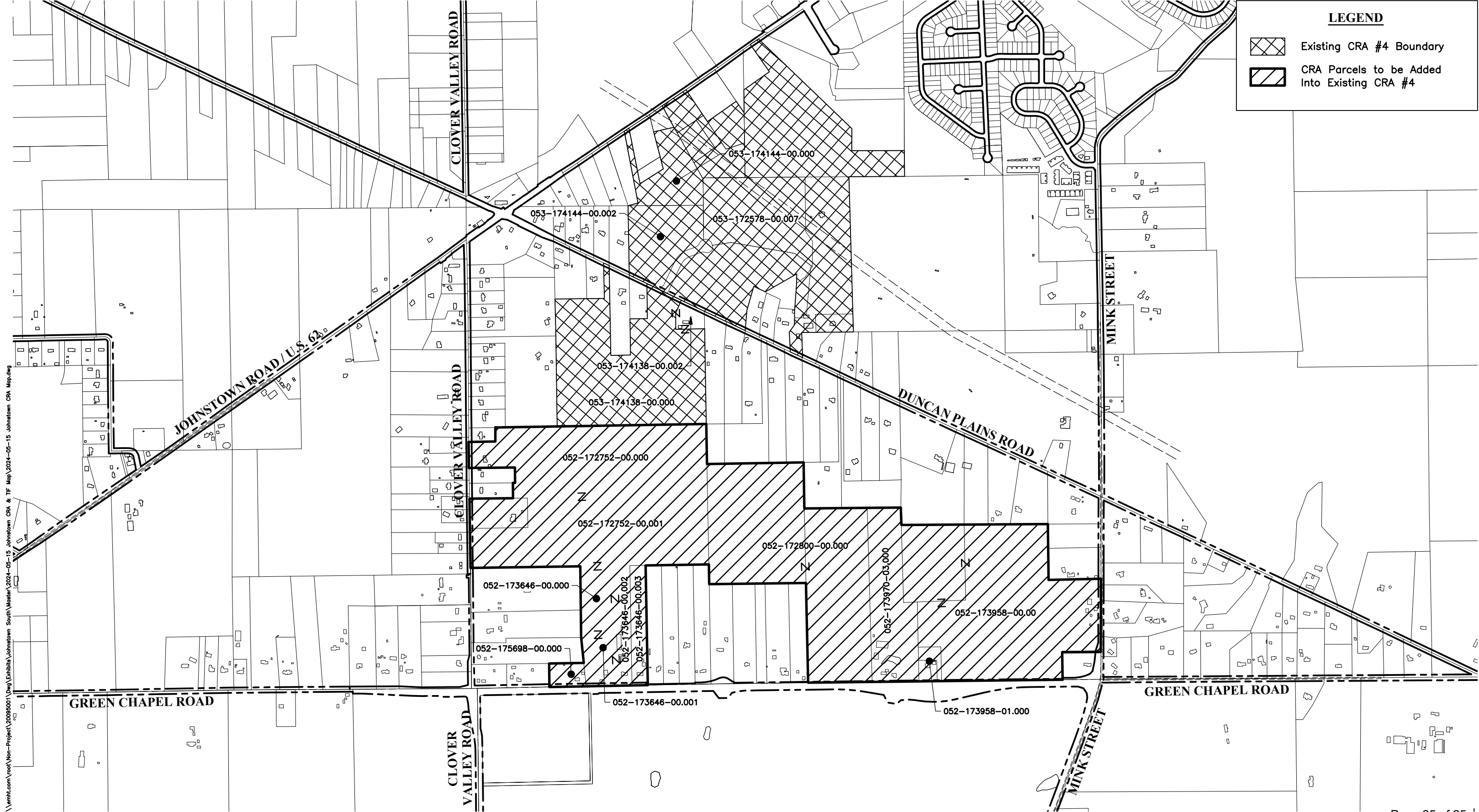
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LEGEND

Existing CRA #4 Boundary

CRA Parcels to be Added Into Existing CRA #4



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