



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

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for May 21, 2024 at 6:41 PM.

2. Roll Call

Present - Mayor Donald Barnard, Tiffany Hollis, Jeff Barr, Ryan Green, 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 - Susan Cullen, Nicole Shook, Connie Ryan, Terri Fetters, James Estep, Denise Blankemeyer, Jamie Hartsough, Ashley Kusner, Nick Hubbell, Jamie McNally, Greg Stype

3. Invocation - Pastor Larry Griffin, Johnstown Baptist Church

4. Pledge of Allegiance

5. Approval of Agenda

Mayor Barnard said he had one change to the agenda; the addition of Resolution 2024-20 as item 12b.

ACTION: Tiffany Hollis moved to approve agenda with the change; Jeff Barr seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 7 - 0

6. Action on Minutes a. May 7, 2024 b. May 14, 2024

ACTION: Bob Orsini moved to approve the minutes en bloc; Tiffany Hollis 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

7. Johnstown Lifestyle updates

Susan Cullen was present on behalf of a grassroots organization Johnstown Lifestyle centered strictly around health and wellness. Ms. Cullen said that cancer, heart disease and diabetes are the leading causes of death in this country and this organization will create awareness for prevention of onset of these diseases. She introduced other organization board members Denise Blankemeyer, Nicole Shook, Ashley Kusner and Mayor Barnard. Their end goal is to bring this community together, promote wellness and make a difference in people's lives.

Upcoming events were highlighted as follows:

1. The annual Can Can race, June 8, with proceeds going to the Johnstown Food Pantries, the Johnstown Medical Closet and the Cornell School. The Johnstown Track Team will be working as the course marshals for the race and will be given a donation for their time.
2. The Johnstown Farmers Market will be a food focused market with several healthy vendors promoting goods that they grow themselves. Another part will be "Movement in the Park" a stretch class starting at 5:00 pm for thirty minutes on the day of the market and will be led by certified instructors. Additionally, the Johnstown Lifestyle Pavilion will be a tent in the park yard designed to teach children where their food comes from, "Bring the Farm to you" will be their first module. Intel will also be there with their science tent. Markets will be on Wednesday evenings 5-8 pm; June 12, July 17, August 21, September 18 and October 2. There will be food trucks and musicians for a social event.

8. Citizen comments on matters not on the agenda

1. James Estep

- Vice President of Leafy Dell Condos HOA. Said that work began on the Leafy Dell apartments November 24, 2023, after a few weeks of digging, the gas line, power line and TV cable were cut. Some residents were evacuated, many were blocked from entering the neighborhood for most of the day. That damage was repaired, however, since then, nothing has been done. The site is horribly ugly, there are huge mounds of dirt, standing puddles due to the uneven terrain, the drainage doesn't work, the sidewalk where kids walk to the elementary school is broken out in two places. The place is now covered with deep weeds and due to all the rain, it can't be mowed because of the uneven dirt mounds and rocks. Access to the retention pond is totally blocked. The residents who are putting up with this mess want to see the jobs completed or the lot graded level, drainage established and the weeds removed. They are asking the city to press the Coughlin group to take some action, they have tried contacting them directly and get no response.

Sean Staneart said he would follow up, the city does have provisions in the ordinances and development plans that require maintenance of the lot. He will get with the Service Director and Zoning Inspector.

9. Council Committee reports

- a. **Planning & Zoning:** Met 5/14/24; Next 5/28/24 @ 6:30 pm Council Chambers
Application for new vacuums at the car wash conditionally approved, and demolition permits.
- b. **Design Review Board:** Met 5/14/24; Next 5/28/24 @ 5:00 pm Council Chambers
Sign applications heard.
- c. **Finance:** 5/21/24; Next 6/4/24 @ 5:00 pm Admin conference room
The item discussed tonight will be the resolution added to the agenda.
- d. **Safety & Service:** Next 6/4/24 @ 5:45 pm Admin conference room

10. Director Reports

- a. Chief of Police
Report included with the packet, no follow up questions by council members.
- b. City Manager
Report included with the packet. Highlighted that the summer planning intern started last week, noted that this is a reimbursable internship through Mid Ohio Regional Planning

11. Tabled Legislation

- a. **RESOLUTION 2024-14** A RESOLUTION TO ADOPT THE PROPOSED COMPREHENSIVE PLAN AS PRESENTED. Tabled April 4, 2024
The new draft will be provided to council and zoning members for review. Resolution remains tabled.

12. Public Hearings of Legislation

- a. **RESOLUTION 2024-19** A RESOLUTION ACCEPTING COMPLETE INFRASTRUCTURE FOR EAST JERSEY STREET
Jack Liggett said the year long project where they rebuilt the road, put in new water and sewer lines, new sidewalks, curb and gutter has been completed. Everything has been inspected and is working well, he asks that at this time the project is accepted by council as complete to begin the one year warranty. Jeff Barr said there were mature trees taken down during that project and asked if the scope of work included any replacement trees. Mr. Liggett said there was not. Mayor Barnard asked Mr. Liggett to highlight how much roadway was taken care of and the actual cost so that residents understand the cost of just a small portion of roadway replacement. Mr. Liggett said that was a complete rebuild of the road, there was no base underneath. For the short run from SR 37 to the trailhead it was slightly over a one million dollar project. Mayor Barnard asked Mr. Liggett how many roads in Johnstown need that type of work done. Mr. Liggett said at least thirty five percent need a complete rebuild. Some discussion on previous projects and differences between full reclamation and mill and fill. Ms. Hollis asked if the yards and grass in all of the residents yards has been fixed; Mr. Liggett said yes.

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

ACTION: Bob Orsini moved to approve resolution 2024-19 as written; Wesley Kobel 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 2024-20** A RESOLUTION PROVIDING FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF JOHNSTOWN, AT THE GENERAL ELECTION TO BE HELD ON NOVEMBER 5, 2024, AN ORDINANCE TO AMEND SECTIONS 191.012(B), 191.04, 191.051 and 191.07. TO INCREASE THE CITY INCOME TAX RATE FROM THE CURRENT RATE OF ONE PERCENT (1.00%) TO A RATE OF TWO AND ONE QUARTER PERCENT (2.25%) FOR THE PURPOSES OF PUBLIC SAFETY, ECONOMIC DEVELOPMENT, OPERATIONS EFFICIENCIES AND CAPITAL IMPROVEMENTS AND RELATED COSTS; AND TO INCREASE THE CREDIT FOR TAXES PAID TO ANOTHER MUNICIPALITY TO SEVENTY-FIVE PERCENT (75%) FROM ZERO PERCENT (0.00%)
- Mayor Barnard said this came from Finance Committee tonight, the committee voted 3-0 in favor of moving this forward to council. This is the same item brought forward to the electors last year. One of the problems they recognized last year was that council was changing, there would be at least five or six new members, and they didn't want to tie that council's hands by dictating how the money would be spent. This council has a plan for how every dime will be spent going forward, they have a five-year plan. With this plan, they are estimating between five and ten million dollars of road improvements for the city, to tremendously reduce our debt, and to increase funding for parks. He said we currently spend \$25,000 per year on our parks, that covers mulch and some maintenance. Mayor Barnard said that this plan will better the roads, pay down debt and increase our police force. He said that over forty percent of the hours worked, a police officer has been alone on duty, and this would allow the city to increase staff. Mayor Barnard said that right now Johnstown is only one of a few cities that has no credit to residents for working in a different municipality. For the majority of city residents, this is a tax cut. This will not affect social security or retirement income, it is only on earned income. Passage of this resolution would send the tax increase question to the voters on the November ballot. The exhibit ordinance for a seventy-five percent credit goes into effect only upon passage of the ballot issue.

Mr. Orsini said that part of the discussion in finance was to be more detailed on where the money will be spent, with clear, identified priorities for this money. The desire of council has not changed on what needs done, the fact that the city needs more revenue to provide a better environment, better services to the community is understood. Defining where the funds will be spent and what projects they will go to will be an improvement. Additionally, for accountability, some mechanism of reporting at a set time period. Mr. Orsini said his ask to the community is to vote, let council know what their will is, and to understand the impacts both short and long term. He said they need direction because the current path is "as is", maintaining what we have the best we can.

Mayor Barnard said this is not a problem created by Intel, this is a problem that has been facing Johnstown for many years, many roads have deteriorated to a point where they are past mill and fill, they need full depth reclamation. This is something that should have been

done many years ago. Mr. Barr said he grew up on the corner of College and Williams, he saw Williams Street get rebuilt and paved over forty years ago, this is how far we are behind.

Ryan Green said he knows there was a lot of time, discussion and debate on this in committee, but not everyone from the public has time to make it to committee, he would like to see this go on the agenda with some time before the meeting in case anyone wants to come from the public and speak on it or ask questions, there is time before the ballot deadline. Mr. Selan said that this has been on the agenda for two months. Mayor Barnard said they have highlighted it at council meetings, invited the public to finance meetings, and no one shows up, he has invited individuals who were adamant against this in the last election and they have refused to show up to discuss it. Mr. Selan said they have had very good, productive conversations in committee, where the percentage should be, why the last one failed and where the money should go. Mr. Orsini said historically, they do not see a lot of community engagement until an action is taken and that the community has entrusted them with the responsibility to assess the situation of the community, the needs, wants and desires, and come up with meaningful legislation and he believes they have done that. He said he does not know that delaying it a week will have a major difference in the feedback they get from the community.

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

Passed 6 - 1

13. Introduction of Legislation

- 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.

First reading. The emergency will not waive a reading or the public hearing, only the thirty days it would take to go into effect. Sean Staneart said the property owner, Johnstown Land Company and legal counsel are present tonight. Greg Stype, legal counsel for the Johnstown Land Company, spoke on the legislation. This legislation is the Tax Increment Finance (TIF) resolution and is set up so that the school districts are fully compensated and will get their share of the property taxes with the balance going into the city's TIF fund, city council will have the discretion to allocate those dollars to capital improvements as we continue to work together to come up with a capital plan.

Sean Staneart said there is a red-line version of this ordinance coming for the second reading, some provisions by city legal counsel. Mr. Stype said the very few suggestions made in the red-line version were to make expressly and redundantly clear that none of the TIF money would be spent except on items approved by city council.

Mr. Staneart asked the land owner to provide explanation for the emergency request for both this and the next ordinance. Mr. Stype said that there are opportunities out there that could result in some need to negotiate development agreements between now and August so they have tried to not cut off any public discussion of the legislation, but not have to wait the thirty days. Mr. Orsini asked that anyone who has concerns or information, bring it to council immediately so they can take corrective action or make changes.

Second reading and Public Hearing June 4, 2024

- 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.

First reading. The emergency will not waive a reading or the public hearing, only the thirty days it would take to go into effect. Greg Stype said that this resolution will set the boundaries of a Community Reinvestment Area (CRA), where the city already has a compensation agreement with the school district, and take CRA #4 which was established by council in 2018, and expand it to encompass the acreage recently annexed. This means that this area someday, only with councils approval, and a negotiated agreement, that commercial and industrial development in that area could be eligible for a property tax abatement. CRA #4 only provides for tax abatement for commercial and industrial; new commercial and industrial development is eligible for an abatement of up to fifteen years, one hundred percent. The next step will be to file this legislation with the State Department of Development.

Mr. Orsini said this is a formal action to expand an identified area that allows for future negotiations, it does not put the city or developer under any obligation, it just gives the ground rules, we are not committed to anything. Mr. Stype said that is correct, there is no commitment to tax abatement, it just says that within this area, we are willing to negotiate and consider.

Second reading and Public Hearing June 4, 2024

14. Other Business

1. Jeff Barr congratulated JYAA and Coach Frank Cea. This spring he started Johnstown's first club soccer program. The U-10 soccer team finished third place in a tournament in Columbus.
2. Tiffany Hollis reported that Clean Sweep and Liberty Music Fest were both successful events.
3. Bob Orsini added to Mr. Barr's comment saying that third place, coming in as a new team is impressive. That signals to him that we have people and children interested in developing out these programs and we as a community need to come together and support the programs.
4. Sean Staneart said that the JHS girls track team ranked first at regionals. Dave Selan said the girls team won first place in the Cardinal Division Licking County League and the

boys took second place.

5. Sean Staneart reviewed the costs of road repair discussed earlier. 650 feet for Jersey Street at 30 feet wide, the cost of the project was 1.4 million dollars, \$2,200 per foot for total depth reclamation. Mr. Staneart said the city did receive a \$500,000 grant from OPWC and another \$530,000 loan from OPWC and the rest was city funded out of CIP.

15. Executive Session with City Attorney to discuss pending or imminent court action

ACTION: Donald Barnard moved to go into executive session with the city attorney to discuss pending or imminent court action and then move to executive session to discuss confidential business information of an applicant for economic development assistance. to include the City Attorney, City Finance Manager, City Manager, all council members, with no action or business to follow. Dave Selan seconded, and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 7 - 0

Council entered Executive Session at 7:44 pm and returned to Regular Session at 9:04 pm.

16. Executive Session to discuss confidential business information of an applicant for Economic Development assistance

17. Adjourn

With no further business, a motion and second to adjourn passed 7-0.
The meeting adjourned at 9:04 pm.

Next Council Meeting June 4, 2024