



Regular Council
Tuesday, September 17, 2024 - 6:30 PM
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for September 17, 2024 at 6:34 PM.

2. Roll Call

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

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

Public present - Pastor Matt VanWinkle, Nicole Shook, Ashley Kusner, Nick Hubbell, Susan Cullan, Jon Merriman, Andrea Ford, Greg Stype, Jamie McNally

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

4. Pledge of Allegiance

5. Approval of Agenda

Mr. Orsini requested to switch items A and B under agenda item 15 Executive Session.

ACTION: Donald Barnard moved to approve with the change requested; Bob Orsini seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 7 - 0

6. Action on Minutes

a. August 20, 2024

ACTION: Dave Selan moved to approve as written; Wesley Kobel seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 7 – 0

7. Citizen comments on matters not on the agenda
No comments.
8. Council Committee reports
 - a. **Planning & Zoning:** Met 9/10/24; Next 9/24/24 @ 6:30 pm Council Chambers
A Public Hearing was held for a rezoning request at 670 W. Coshocton Street; the board was in favor of the request and recommend approval by council. Conditional approval given for building expansion at 150 Commerce Blvd.
 - b. **Design Review Board:** 9/10/24 Canceled; Next 9/24/24 @ 5:00 pm Council Chambers
 - c. **Finance:** 9/17/24; Next 10/1/24 @ 5:00 pm Council chambers
Discussed the 2025 budget, looked at financials for the first six months of 2024 and committee approved the City Manager to continue moving forward on design review with MKSK to get the Design Standards in place.
 - d. **Township Liaison:** 9/9/24 Canceled
Working to reschedule.
9. Director Reports
 - a. Police Chief
Report included in the packet, Chief Smart answered council member questions.
 - b. City Manager
Report included in the packet, Mr. Staneart highlighted items within and answered council member questions. Some discussion on the planned Leafy Dell traffic signal, Mr. Barr expressed a desire to see the cost difference between the traffic signal and a round-about. Discussion on upcoming union negotiations, Mr. Barr and Mr. Selan expressed interest in being part of the negotiations. Discussion on the HNTB Peer Exchange item listed and Mr. Staneart's invitation to attend, the city would be responsible to cover air fair and hotel stay for two nights; in light of finances and the optics for the income tax on the ballot, council members were not in favor of paying for the travel. Mr. Selan asked about the Bigelow traffic signal noted in the report and asked if there was any update on the Wendy's and Kroger lights. Mr. Staneart said the money has been appropriated for the part to repair the light at Kroger, once the part comes in, they will have it installed.
10. Council decision on Zoning Map Amendment - TABLED June 18, 2024
Applicant requests this to remain tabled.
11. Tabled Legislation - None
12. Public Hearings of Legislation
 - a. **RESOLUTION 2024-35** A RESOLUTION APPOINTING MEMBERS TO THE JOHNSTOWN NEW COMMUNITY AUTHORITY BOARD OF TRUSTEES
Mayor Barnard said he and Ms. Hollis have reached out to multiple people, they have a list of four people to propose to council for the NCA Board. John Kessler - V.P. of Encova Insurance, Carrie Almendinger - V.P. of Heartland Bank, Denise Blankemeyer - Owner of Crow Works, Jesse Coppel - President of the Johnstown Chamber of Commerce. There were no objections by council to these appointments. Mayor Barnard said that Mr. Coppel

stated he would resign from Planning & Zoning if he were to be appointed to the NCA Board, the council clerk confirmed that she received a text from Mr. Coppel today stating this.

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

ACTION: Donald Barnard moved to go forward with Resolution 2024-35, a resolution to appoint members to the New Community Authority Board of Trustees, to appoint Mr. John Kessler to serve a two-year term, Mr. Jesse Coppel to serve a two-year term and also as the local government representative, Ms. Carrie Almendinger for a one-year term and Ms. Denise Blankemeyer for a one-year term; Jeff Barr seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 7 – 0

- b. **ORDINANCE 23-2024** AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT FOR THE INNOVATION PARK DATA CENTER CAMPUS AND DECLARING IT AN EMERGENCY. This is the second reading. Greg Stype said this covers the one hundred and fifty-four acre area in the recent annexation which they call the Tech Campus. The Johnstown Land Company has a potential data center developer committed to this acreage and they would then, subject to electricity supply, proceed with the development of up to ten data centers on this property. Each of those data centers, upon completion, would be entitled to a fifteen year, one hundred percent real property tax abatement. Each of the data centers would pay municipal income taxes as a business entity, employees working at each data center would pay income taxes as employees working in the city. Each data center would then pay the community development charge that goes with the New Community Authority, 9.75 mils, and each data center would be required to pay a minimum payment based on their square footage that they develop during the time they have their property tax abatement. Mr. Stype answered council member questions.

Public Hearing:

1. Andrea Ford

- Asked council to quantify how much tax will be collected off of the property.

Mayor Barnard said that the city gets five percent of the real estate taxes, the school gets fifty or sixty and the fire department a little less than that. Under the new valuation the city may receive a couple hundred thousand dollars a year.

- Asked which specific property this was.

Mayor Barnard said this is the land between Duncan Plains and Green Chapel. Mr. McNally said this is Sub Area 1.

- Said why data centers, she thought they were looking for high employment.

Mayor Barnard said the data centers actually have an increased value on the property, so more money is made through the NCA agreement. It has a very low number of employees and does not have as big of an impact on the city infrastructure, traffic and services. Sean Staneart added that a data center is an opportunity to insulate the city whenever there is a downturn in the economics, when there is employment layoff, it is felt pretty heavily. He said that the city is currently looking at a variety of revenue sources and if all our eggs are in one basket, it could leave us vulnerable in other situations.

ACTION: Dave Selan moved to pass Ordinance 23-2024 as written; Bob Orsini seconded and the vote was as follows:
AYES: Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel, Jeff Barr, Bob Orsini
NOES: None
ABSTAIN: None

Passed 7 - 0

13. Introduction of Legislation

- a. **ORDINANCE 24-2024** AN ORDINANCE ESTABLISHING AN ECONOMIC ASSISTANCE PROGRAM FOR JOHNSTOWN CITIZENS WHO WORK AND LIVE IN THE CITY OF JOHNSTOWN

Mayor Barnard said this is an item that would go through if the income tax increase passes in November. This would entitle any individual who works and lives in Johnstown and makes between \$20,000 and \$75,000 annually to be entitled to a \$250 rebate check under the program. It would allocate about \$100,000 from the new income tax to go to this program. It would effectively bring the income tax rate below 2.25 % for anyone making \$75,000 and below.

Public Hearing and vote October 1, 2024.

- b. **ORDINANCE 25-2024** AN ORDINANCE TO AMEND SECTION 1131.09 OF THE CITY'S CODIFIED ORDINANCES

Ryan Green said they are essentially changing a "may" to a "shall", this is part of a larger push on zoning change public notifications.

Public Hearing and vote October 1, 2024.

14. Other Business

1. Wes Kobel thanked those who helped clean up the stadium after the band festival on Saturday. Also asked if the council and/or the city has an area of the city that they have adopted to clean up along the roadway. Mayor Barnard said they have tried doing it a couple times with the downtown, it would be great to organize again. Mr. Orsini said this would be an opportunity to offer community service hours to school kids as well.
2. Tiffany Hollis said they all got phone calls from the Monroe Township Trustees regarding the tap fee for the old fire station for the YMCA, asked if they could have discussion. Mr. Selan said it sounds like they have something in mind to propose. Mr. Barnard said he was

totally in support of doing something with this and he saw what the Y was proposing; in the first steering committee meetings, they were looking at before and after school care for kids. Based on the proposal they sent to the school, it looked to be more of a gym offering and he is not sure he wants to use government funds to subsidize another gym in this town, how would that impact the other gyms. He also asks with those services, how would this impact the Greater Johnstown Park & Rec board, are they competing entities offering the same services. He said he would send out the proposal to fellow council members. Some more information will need to be researched on the tap fees and the history.

3. Ryan Green highlighted community events.

4. Jeff Barr highlighted the schools' new math program this this year, he said what was being done in 5th-12th grades is now being done in 5th-10th.

5. Dave Selan highlighted the American Legion breakfast. Added that the school year is going well, encouraged people to sign up as substitute teachers, there is a desperate need and it is an amazing experience. There are also opportunities for volunteering, with background check, for school lunches, it is an hour and fifty minute commitment.

6. Don Barnard highlighted the Johnstown Farmers market, tomorrow 4:30-7:30 pm.

7. Mayor Barnard said that two residents have requested to speak prior to the Executive Session on the consideration of appointing public officials and opened the floor.

- Susan Cullen and Ashley Kusner spoke in support of reappointing Nicole Shook to the Greater Johnstown Parks and Recreation Board.

15. Executive Session to consider the appointment of a public official

ACTION: Donald Barnard moved to enter Executive Session to consider the appointment of a public official, with members of council, they will return to regular session for two items of business; Jeff Barr seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 7 - 0

Council entered Executive Session at 8:10 pm and returned to Regular Session at 9:40 pm.

a. **RESOLUTION 2024-37** RESOLUTION APPOINTING A MEMBER TO THE GREATER JOHNSTOWN PARK AND RECREATION DISTRICT BOARD OF TRUSTEES AS A REPRESENTATIVE OF THE CITY OF JOHNSTOWN

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

ACTION: Dave Selan moved to appoint Nicole Shook to the Greater Johnstown Park & Recreation District Board of Trustees; Bob Orsini seconded and the vote was as follows:

AYES: Dave Selan, Mayor Barnard, Wesley Kobel, Bob Orsini

NOES: Ryan Green, Tiffany Hollis, Jeff Barr

ABSTAIN: None

Passed 4 – 3

b. **RESOLUTION 2024-36** A RESOLUTION APPOINTING A BOARD MEMBER TO THE PLANNING & ZONING COMMISSION

Mayor Barnard thanked the three applicants who came out to interview, he said they would like to interview the fourth applicant because it looked like they will be appointing two people. The fourth applicant was unavailable today.

ACTION: Bob Orsini moved to table resolution 2024-36; Tiffany Hollis seconded and all were in favor.
AYES: Jeff Barr, Ryan Green, Tiffany Hollis, Mayo Barnard, Wesley Kobel, Dave Selan, Bob Orsini
NOES: None
ABSTAIN: None

Passed 7 - 0

16. Executive Session to consider the purchase of property

ACTION: Donald Barnard moved to enter Executive Session to consider the purchase of property, with council members and the City Manager, with no business to follow; Tiffany Hollis seconded and the vote was as follows:
AYES: Mayor Barnard, Wesley Kobel, Jeff Barr, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis
NOES: None
ABSTAIN: None

Passed 7 - 0

Council entered Executive Session at 9:46 pm and returned to Regular Session at 10:53 pm.

17. Adjourn

With no further business, there was a motion and second to adjourn; motion passed 7-0. The meeting ended at 10:53 pm.

Next Council Meeting October 1, 2024