



Regular Council
Tuesday, December 3, 2024 - 6:30 PM
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for December 3, 2024 at 6:33 PM.

2. Roll Call

Present - Mayor Donald Barnard, Tiffany Hollis, Ryan Green, Jeff Barr, Wesley Kobel, Dave Selan
Absent - Bob Orsini

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 - Paul William Grice, Nicole Shook, Kevin Brogan, Alan Benton, Tim Tepe, Craig Moncrief, Justin Fox, Nick Hubbell

3. Invocation

Johnstown Independent Baptist Church

4. Pledge of Allegiance

5. Approval of Agenda

ACTION: Dave Selan moved to approve as written; Wesley Kobel seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 6 - 0

6. Citizen comments on matters not on the agenda

1. Allan Benton

- Thanked Council for their service to the community. Said he has an LLC that owns sixty-seven acres in the old industrial park, he does not expect them tonight, but would like to get some answers because some things have changed. He said the property has always been zoned Light Manufacturing (LM) but in the Comprehensive Plan it is residential housing. When he originally bought the property he thought he might move his factories or expand to this property but now it is residential instead of industrial and he doesn't understand that whole process. He also looked at the permitted uses under LM and would like to know what he can do with his properties and understand the process.

2. Justin Fox

- Represents Rodney Johnson and the Rodney Johnson Trust which is the owner of sixty acres immediately adjacent to Mr. Benton's property on Sportsman's Club Road. The property is currently zoned Light Manufacturing and he also is interested in understanding why the Comprehensive Plan is looking to take the property out of the LM district. He is also confused with what uses are permitted under the LM text, it looks like that text was written a long time ago and is outdated and limiting. They would like to get feedback and start a

dialogue on how to address the confusion with the LM code. He said he does appreciate Mr. Stanearth's help and communication and hopes to maintain an active dialogue.

7. Correspondence

- a. Notice to Legislative Authority
Notice provided to council, gives an annual opportunity to review expiring liquor permits which will renew in 2025. Chief Smart had no objection to renewals.

8. Council Committee reports

- a. **Planning & Zoning:** Met 11/26/24; Next 12/4/24 @ 6:30 pm Council Chambers
Brief meeting, a couple tabled items they will see again.
- b. **Design Review Board:** Met 11/26/24; Next 12/4/24 @ 5:30 pm Council Chambers
Review of a sign application; tabled pending new design. The board also saw an application for design of a new building in the business park on Greenscape Court. The board expressed concern about the orientation of the building on the lot, the front door was positioned toward the rear of the property which is in direct conflict with the design guidelines. Additional concerns that the square footage was too large for the lot, concerned that semi-trucks would need to use the cul-de-sac and city right of way as the maneuvering area for semi-trucks to get to the loading zone. The board did provide an opportunity for the applicant to table the application and return with a new design addressing their concerns, the applicant was not willing to change the size or orientation of the building and requested a vote by the board. The application was not approved.
- c. **Safety & Service:** 12/3/24; Next 1/7/25 @ 5:00 pm Council chambers
Committee did not meet 12/3/24.
- d. **Finance:** Next TBD
- e. **Rules:** Met 11/19/24; Next as needed
- f. **Township Liaison Committee:** Met 11/21/24; Next 1/9/24 @ 4:00 pm
Committee solidification of the township assignments to each member and clarification of outreach.

9. Director Reports

- a. Water, Sewer, Street, Service Director
Reports included in the packet. Jack Liggett answered questions on items in the department reports and highlighted items in his Director report.

10. Public Hearing - LM zoning change request

- a. **ORDINANCE 30-2024** AN ORDINANCE TO ACCEPT A ZONING TEXT AMENDMENT
Sean Stanearth said that tonight is the procedural public hearing required, an opportunity for the public to give feedback related to this legislation. Craig Moncrief with Plank Law Firm and Tim Tepe with Roebling Development Company were present. Mr. Moncrief addressed council and said that Roebling is in contract to purchase forty-eight acres of vacant land in the Johnstown Industrial Park. He said they have put together a list of proposed uses and hope to open a dialogue on what can work for everyone. He said the city's Light Manufacturing (LM) code uses as currently written are problematic, he previously provided a letter to council giving their stance on this. He said the property their client is interested in is at the end of Commerce Blvd., Endeavor Court, and it has seven hundred feet of frontage only on Endeavor Court which only provides access to industrial properties. Roebling has put together a site plan that shows two buildings around two hundred thousand square feet which would meet the development standards, but the thing that is holding

this up is the uses. He said the problem with the uses is that it is tough to imagine a long term, viable development with such restrictive language. Some of the uses proposed are based on the planned district and what they would consider standard, light industrial uses. The goal is to add an element of flexibility for long term viability on how this can be developed.

Mr. Staneart reviewed some process for council members; he said that planning staff and legal team will be present at the next meeting. He said he did have city legal counsel look at the letter sent by Mr. Moncrief, council will likely receive a reply from them addressing some of the comments in that letter.

Mr. Moncrief asked if there was an option to not close the hearing tonight, but continue it, in order to keep the door open so that council does not have to make a decision next week. Mr. Staneart said this application has some very distinct timelines associated with it, he would have to consult with legal to see if that is an option or if we are required to follow the specified ordinance steps. Mayor Barnard asked Mr. Moncrief if this was able to be tabled would he be open to that for more discussion. Mr. Moncrief said yes. Staff to check with legal counsel on continuing the hearing.

11. Tabled Legislation - None

12. Public Hearings of Legislation

a. **RESOLUTION 2024-47** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH TECH INTERNATIONAL LLC AND IWR HOLDINGS LLC (COLLECTIVELY TRC)

There was a modification needed to the agreement and previous resolution passed by council, specifically the dollar amount left blank previously. Mr. Barr referenced the agreement and the commitment to invest at least \$20 million in the property and asked what that would be. Mr. Staneart said that what we have is a longtime employer, the longest employer in Johnstown he believes, doing an expansion project, they have chosen to remain in Johnstown, and so, often times when looking at economic development, it is not always in the job creation, however this does have the potential for it, and job retention. The \$20 million investment is the large building expansion going on at the current Tech International site, this will allow them to update equipment and make new improvements in technologies and remain competitive in their market and continue their existence in Johnstown.

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

ACTION: Jeff Barr moved to pass as written; Ryan Green seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 6 - 0

b. **RESOLUTION 2024-48** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LOCAL WASTE SERVICES TO EXTEND THE CURRENT CONTRACT FOR THE COLLECTION AND DISPOSAL OF RESIDENTIAL REFUSE AND GARBAGE AND TO PROVIDE CURBSIDE COLLECTION OF RECYCLABLES IN THE CITY OF JOHNSTOWN

The city's refuse contract is up at the end of the year, council previously decided to shop rates, however, believe that it is best to stay with Local Waste Services. The contract will renew for five years, through December 31st, 2029. Mr. Staneart reviewed the new rate and addendum items.

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

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

Passed 6 - 0

- c. **RESOLUTION 2024-49** A RESOLUTION AMENDING THE COUNCIL RULES OF ORDER
The Rules Committee met and made some minor changes to the council rules, Mayor Barnard reviewed the changes shown in the resolution.

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

ACTION: Jeff Barr moved to pass resolution 2024-49 as written; Wesley Kobel seconded and the vote was as follows:
AYES: Jeff Barr, Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel
NOES: None
ABSTAIN: None

6 - 0

- d. **RESOLUTION 2024-50** A RESOLUTION TO ADOPT A POLICY FOR HONORARY STREET NAME SIGNS IN THE CITY OF JOHNSTOWN
Mayor Barnard said this is an item brought forward by resident requesting how to do an honorary street sign. The city does not have a policy in place so it has come up with one to formalize the process so it is fair for all requests. Council review and discussion of the policy, some edits were made and noted; option for council to waive the fee, strike the appeal section, add that approval is to be made by resolution of council.

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

ACTION: Dave Selan moved to approve with changes mentioned; Tiffany Hollis seconded and the vote was as follows:
AYES: Dave Selan, Ryan Green, Tiffany Hollis, Donald Barnard, Wesley Kobel, Jeff Barr
NOES: None
ABSTAIN: None

Passed 6 - 0

13. Introduction of Legislation

- a. **ORDINANCE 31-2024** AN ORDINANCE TO APPROVE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF JOHNSTOWN, LICKING COUNTY, STATE OF OHIO, DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025

This is the first reading of the 2025 budget, forwarded by the Finance Committee. Public hearing next week, December 10th, council members to continue review and reach out to staff with any questions or concerns.

14. Other Business

1. Ryan Green said the Santa Parade is this weekend, he volunteered to drive the city truck, Jack Liggett will get it ready.
2. Jack Liggett said the parts for the Clark Drive traffic signal were ordered and should arrive at the end of December.
3. Council meeting next Tuesday, Santa will attend, member kids will attend, discussion on a resolution.
4. Tiffany Hollis said the Christmas tree this year is being donated by Messerall Tree Farm in memory of their son Adam who was killed in a motorcycle accident earlier this year.
5. Jeff Barr said he wanted to recognize two special educators at the Johnstown-Monroe School District, Ms. Bennett and Ms. Smith, they are speech therapists. Ms. Smith is at the elementary school and Ms. Bennett is at the intermediate school. He said both had a personal impact on his son's life, he has successfully completed the program over the last five years and he wanted to thank them and say how fortunate we are to have speech therapy in our school district.
6. Dave Selan said starting in January, he will begin "office hours" for more availability to the public, he will be posting his availability to have open dialogue with residents.

15. Executive Session to consider the purchase or sale of property

ACTION: Donald Barnard moved to enter Executive Session to consider the purchase or sale of property, with the six council members present and the city manager, with no business to follow; Dave Selan seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 6 - 0

City Council entered Executive Session at 7:56 pm. Return to Regular Session time was not recorded.

16. Adjourn

A motion and second to adjourn passed 6-0; time not recorded.

Next Council Meeting December 10, 2024