



Regular Council
Tuesday, March 18, 2025 - 6:30 PM
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for March 18, 2025 at 6:30 PM.

2. Roll Call

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

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

Public present - Nick Hubbell, Lori Carlson, Jamie McNally, Beth Kisher Olds, Julie Stefanicel, Dirk Neff, Bailey Neff, Lauren Hursey, Holli Casto, Ron Casto, Scott Helmke, Amy Schnicky, Kent Mallett, Shane Langley, Todd McConnell, Matt/Amanda/Amelia Bonito, Lauren Baughman, Payton Schneider, Riley Steve Stefanick, Caylin Cox, Greg Gantt, Tristen Sanders, Mike Sileargy

3. Pledge of Allegiance - Girl Scout Troop 7700

4. Invocation

Mayor Donald Barnard offered the invocation.

5. Council Proclamations

Proclamations were presented by council to Johnstown Monroe High School students as follows:

Alexis Diehl for her 2024-2025 Indoor Track season

Cailyn Casto for her 2024-2025 Wrestling season

Johnstown-Monroe High School Girls 2024-2025 Basketball season

6. Presentation; Licking County Humane Society

Lori Carlson, Executive Director of the Licking County Humane Society, attended for presentation on their services provided. The city has partnered with the Humane Society since late 2019, they investigate animal cruelty complaints in the city. Mayor Barnard asked Ms. Carlson what they would like citizens to know that could help the Humane Society, she said they could always use help with items on their wish list posted on their website, things like kitty litter, dog toys, paper towels etc. She asked citizens to consider Veterinary Science and shelters for future careers.

7. Action on Minutes

a. March 4, 2025

ACTION: Jeff Barr moved to approve as written; Bob Orsini seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 7 – 0

8. Correspondence

a. correspondence

Mayor Barnard read the enclosed letter from the Ford family in response to a resolution passed by council at the last meeting.

9. Citizen comments on matters not on the agenda

No comments.

10. Council Committee reports

a. **Planning & Zoning:** Met 3/11/25; Next 3/25/25 @ 6:30 pm council chambers

A Lot split and combination application was approved. Jeff Barr asked if the process for roofing, siding changes etc. was set by council, the answer was yes. Sean Staneart reviewed the process and criteria for going before the Design Review Board and the Certificate of Appropriateness (COA) application; he said this process is under review with the new Design Guidelines. Mr. Barr noted the \$300 fee for a siding change to a single family home seemed like a lot and said he would like to review permit fees if other council members were in agreement. Sean Staneart said there are two COA permits, the internal one is \$100, minor modification, like-for-like material, the other for major modification which requires board review is the \$300. Discussion on review, no decision made.

b. **Design Review Board:** Met 3/11/25; Next 3/25/25 @ 5:00 pm council chambers

Two sign applications; one tabled for redesign and one approved.

c. **Finance:** 3/18/25; Next 4/15/25 @ 5:00 pm council chambers

Next meeting moved to 5:30 pm. Sean Staneart provided an update on the posted City Planner position, there have been minimal qualified applicants. Committee discussion on taking the salary to the \$94,000 range. Staff to check on the wage scale, does it need to be done by Ordinance or Resolution. The yearly budget outlines salaries for everyone so in some ways council has already authorized the pay scales, but they are checking to see if there needs to be a more formalized process.

d. **Safety & Service:** Next 4/1/25 @ 5:00 pm council chambers

Next meeting moved to 5:30 pm.

11. Director Reports

a. Police Chief

Report included in the packet, Chief Smart answered council member questions.

b. City Manager

Report included in the packet. Jeff Barr referenced the union negotiation item and asked for an update in Executive Session or a privileged email from the attorney. Mr. Staneart said he would reach out, he will ask for the email update to council and will schedule the Executive Session for April meeting if still needed. Mr. Staneart answered other questions on items in his report.

12. Tabled Legislation - None

13. Public Hearings of Legislation

a. **RESOLUTION 2025-10** RESOLUTION AS REQUIRED BY O.R.C. 709.023(C) SETTING FORTH MUNICIPAL SERVICES THAT WILL BE PROVIDED TO __192.5__ +/- ACRES OF LAND IN MONROE TOWNSHIP (LICKING COUNTY), OHIO IF ANNEXED TO THE CITY OF JOHNSTOWN, OHIO

Mayor Barnard said this resolution and the next three deal with annexation. Bob Orsini stated that annexation happens by request of the land owner, the city does not go out and annex property.

Jamie McNally was present for the legislation and said that agenda items a, b, c, and d under public hearings are all related. He said items b, c, and d are the "missing teeth" or infill parcels for the planned development. Item a is Kyber Run Golf Course, he said they do not own it yet, but the current property owners agreed to submit for the annexation. The service resolution says that if the annexation goes through and the zoning is approved, the city agrees it will provide water, sanitary and services to Kyber Run. Mr. McNally said the services resolution is not committing the city to annexing or zoning today, and candidly, they are studying if and how they can potentially add Kyber Run into the planned development. There are already entitlements on Sub areas three and four for residential and commercial, could some of those residential units be shifted around to create some additional industrial land. They are studying a few different scenarios, they realize that Kyber Run has been on and off the market in the past, that is what they are here to study over the next couple months with the city.

Ryan Green said items b, c, and d are what they have typically seen, but item a being the golf course, a large parcel, and having a lot of implications. The last large annexation was done all in conjunction with zoning and was all done as one large project, he asked if this would go before zoning, what are they on the hook for as far as roads, water, sewer and what does Johnstown get out of all of that. Mr. McNally said they would expect the annexation and zoning, if they choose to proceed collectively with Kyber Run, to be approved the same night, they would not want to annex unless they were on the same page with the city and the zoning.

Jamie McNally provided some examples on how the PD density bank could work, the way the zoning is currently worked out, they could do twelve hundred units in one area or could spread it out based on the land uses. If they decided to add Kyber, they could transfer some of those units on to Kyber and then give some of the current sub area three and four that are zoned for multi-family and commercial, back to industrial creating additional industrial ground. What the current zoning does not contemplate is single family homes, the topography of Kyber lends itself potentially to single family development, so would they increase the density bank or just use the existing units; those are things they need to talk about over the next couple of months. They have not made a final decision yet on if they are able to close on Kyber and proceed with the development.

Mayor Barnard said he didn't think there was a real appetite to increase the housing number in Johnstown beyond the twelve hundred agreed to, that is the hard part in front of them, trying to figure out how to make it all work. Ryan Green said the property would come in as Agricultural, they will have to take a look at whether they add it to the PD district or other zoning. They will also look at the Comprehensive Plan which states single family in that area, they will have to take a look and see what their appetite is as city and what services we would be able to provide. Mr. McNally said if Kyber was developed from a golf course, he would not expect any development to start until the end of 2027 or 2028 at the earliest. Mr. Staneart said there will be another opportunity for council to see this. Tiffany Hollis asked how many more "missing teeth" there were. Mr. McNally said essentially none after these and reviewed the map with council members. Mr. Barr noted the possibility for more "missing teeth" down the road, to the Kyber Run development.

Jamie McNally said they are excited about some activity in the market and interest in central Ohio and Johnstown right now for industrial sites. One of the initiatives they are working on with LRE, currently unrelated to the services resolution but wanted to bring it to council's attention, currently, LRE is planning to put a substation at the southwest corner of Mink and Duncan Plains. They have been working with LRE and believe they can relocate the substation to sub area one so they can get the substation off a prominent corner and allows the TID to put in the proper round-a-bout they have designed.

Sean Staneart addressed the concern expressed by a couple council members on what the

resolution commits the city to. He highlighted additional wording put into the Resolution that the city's capacity to provide water and sanitary sewer services is contingent upon final uses developed for the property.

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

ACTION: Dave Selan moved to pass Resolution 2025-10 as written; Jeff Barr 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

- b. **RESOLUTION 2025-11** RESOLUTION AS REQUIRED BY O.R.C. 709.023(C) SETTING FORTH MUNICIPAL SERVICES THAT WILL BE PROVIDED TO __15.1__ +/- ACRES OF LAND IN MONROE TOWNSHIP (LICKING COUNTY), OHIO IF ANNEXED TO THE CITY OF JOHNSTOWN, OHIO

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

ACTION: Dave Selan moved to pass Resolution 2025-11 as written; Jeff Barr 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

- c. **RESOLUTION 2025-12** RESOLUTION AS REQUIRED BY O.R.C. 709.023(C) SETTING FORTH MUNICIPAL SERVICES THAT WILL BE PROVIDED TO __11.2__ +/- ACRES OF LAND IN MONROE TOWNSHIP (LICKING COUNTY), OHIO IF ANNEXED TO THE CITY OF JOHNSTOWN, OHIO

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

ACTION: Dave Selan moved to pass Resolution 2025-12 as written; Jeff Barr 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

- d. **RESOLUTION 2025-13** RESOLUTION AS REQUIRED BY O.R.C. 709.023(C) SETTING FORTH MUNICIPAL SERVICES THAT WILL BE PROVIDED TO __2.4__ +/- ACRES OF LAND IN MONROE TOWNSHIP (LICKING COUNTY), OHIO IF ANNEXED TO THE CITY OF JOHNSTOWN, OHIO

Public Hearing

1. Todd McConnell

- Asked if the annexation resolutions only pertain to the specific properties noted in them and did they note the addresses.

Mayor Barnard said the resolutions note the actual parcel numbers. Further discussion and explanation for the resident that these resolutions only pertain to these specific parcels.

ACTION: Dave Selan moved to pass Resolution 2025-13 as written; Jeff Barr 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

e. **RESOLUTION 2025-14** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE MID-OHIO REGIONAL PLANNING COMMISSION TO BE PART OF THE COLUMBUS AREA TRANSPORTATION STUDY METROPOLITAN PLANNING ORGANIZATION

Sean Staneart said the city is moving from LCATS (Licking County Area Transportation Study) to MORPC (Mid Ohio Regional Planning Commission). He said this is reevaluated every ten years and because we are now contiguous with the larger metropolitan planning area of Columbus, in ten years we would have to join MORPC, we are choosing to go there now. This is advantageous for federal funding.

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

ACTION: Bob Orsini moved to approve Resolution 2025-14 as written; Dave Selan seconded and the vote was as follows:
AYES: Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel, Jeff Barr
NOES: None
ABSTAIN: None

Passed 7 - 0

f. **RESOLUTION 2025-15** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A GUARANTEED MAXIMUM PRICE (GMP) OF CONSTRUCTION CONTRACT FOR THE WATER TREATMENT PLANT

Sean Staneart said the city is doing a water plant expansion, our current gallons per day is one million, we are increasing that to a capacity of three million, that project has been designed by Jacobs Engineering. There is a CMAR provision that allows the city to get a guaranteed maximum price (GMP), Mr. Staneart said we will still bid these project pieces out, but the GMP states what cost will not be exceeded. Bowen Engineering has given a GMP of \$36,610,651.00 for construction services.

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

ACTION: Jeff Barr moved to pass Resolution 2025-15; Wesley Kobel seconded and the vote was as follows:

AYES: Jeff Barr, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel
NOES: None
ABSTAIN: None

Passed 7 - 0

g. **RESOLUTION 2025-16** A RESOLUTION TO ADOPT A POLICY FOR TRAVEL AND PERSONAL AND CITY CAR USAGE

Sean Staneart said this encompasses general travel policies for airplanes, cars etc. The city also has had discussion on take home vehicles, that policy is outlined in this as well, effective January 1, 2026, the Chief of Police will be the only authorized position to take home a city owned vehicle. Mr. Staneart noted that he has handed over the city vehicle he was driving to the Police Department, he is now using his personal vehicle with mileage reimbursement.

ACTION: Jeff Barr moved to pass Resolution 2025-16 as written; Bob Orsini seconded and the vote was as follows:
AYES: Jeff Barr, Bob Orsini, Dave Selan, Ryan Green, Tiffany Hollis, Mayor Barnard, Wesley Kobel
NOES: None
ABSTAIN: None

Passed 7 - 0

h. **RESOLUTION 2025-17** A RESOLUTION ESTABLISHING THE FACILITIES COMMITTEE OF COUNCIL AND APPOINTING MEMBERS

Mayor Barnard said this is legislation he asked for. That with the possible sale of this building, they need a committee to start looking at the future of all facilities. Sean Staneart said this committee will likely get together with staff and department heads to discuss needs, then staff can draft some options for committee review, they will have guidance along the way. Jeff Barr, Ryan Green and Dave Selan expressed interest in being on the committee.

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

ACTION: Donald Barnard moved to pass Resolution 2025-17 to include Jeff Barr, Ryan Green and Dave Selan as committee appointments; 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

14. Introduction of Legislation - None

15. Other Business

1. Mayor Barnard said they have had some conversations with the township and school district about having some joint meetings on planning the future of this whole area. Council originally talked about having all members of all entities meet together, but it has since been proposed by a trustee that the discussion include three members of council, one trustee and two school board members, he asked what fellow council members preferred. Mr. Barr said it could get bogged down with a full panel of all three organizations, that the smaller group probably can move the

needle. Mayor Barnard said his one request is that there be one from finance committee because there will be a lot of talk involving financial aspects. The smaller group prevents quorum, council members were agreeable.

2. Jeff Barr recognized March as women's history month, and his mother's Birthday. Added that in addition to the Veterinary Technician program mentioned earlier, there are many other medical, technical, and pre-engineering programs at Columbus State Community College. There are a lot of two-year programs to get an associates degree and go right into the work force well prepared. He thanked women for their contribution to local history and what they do.

3. Mayor Barnard said there will be another Girl Scout troop to lead the pledge at next meeting.

4. Ryan Green suggested a work session to discuss the goals they came up with last year and see where they are and if they are still relevant. Mr. Barnard sending an email to organize a date.

5. Ryan Green asked where we were on the building sale. Sean Staneart said the school is in their due diligence period, everything from environmental analysis to title work, it takes time.

6. Ryan Green asked about the lines being installed in Leafy Dell. Sean Staneart said it is likely fiber being installed either by Glow (formerly Horizon) or Brightspeed.

7. Ryan Green said he would be working with Meals on Wheels tomorrow, encouraged other council members to volunteer.

8. Dave Selan said they had a very successful legion breakfast this past weekend. They have covered their expenses for the Fireworks so everything above and beyond will go to additional amenities for the event. Added that they are looking for sponsorship for trash cleanup after the event.

9. Jeff Barr asked who was responsible for the decorations on the town square, was it on the city to get those things out of there. Tiffany Hollis said it is the chamber; and that the tree is going to come down as soon as the ground is hard enough to not destroy.

10. Chief Smart said the American Legion Post 254 donated three fully outfitted rifles for the Police Department, cost just shy of \$5000. He said he thanks them and appreciates their support.

9. Don Barnard said he spoke with the Concord Crossing East HOA, they do not want speed limit signs throughout, they feel one is enough, people know it is 25 mph. Chief said he talked with Jack Liggett and they do recommend the crosswalk to the pool.

10. Don Barnard asked if it were possible to get a crosswalk across Jersey Street to Belt Park. Jeff Barr said they may want to do a study first, line of sight from that hill could come into play. Chief Smart said he and Jack could discuss that.

11. Don Barnard reminded council members to complete their 2024 financial disclosure statements for the State of Ohio, the deadline is May 15th.

12. Wes Kobel noted the Johnstown Monroe High school musical success. Sean Staneart said he was a proud father and proud of the entire cast, they were stellar.

16. Adjourn

ACTION: Donald Barnard moved to adjourn; Dave Selan seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 7 - 0

The meeting ended at 8:14 pm.

Next Council Meeting April 1, 2025