



Regular Council
Tuesday, April 1, 2025 - 6:30 PM
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for April 1, 2025 at 6:31 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, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Teresa Monroe - Clerk of Council

Public present - Alan and Laurie Clark, Danielle Dean-Housler, students, Girl Scout Troop 7646 and family and friends, Rob Platt, Ryan Scribner, Mike Sileargy

3. Invocation

Councilman Wesley Kobel offered the invocation.

4. Pledge of Allegiance - Girl Scouts

Girl Scout Troop 7646 was present to lead the city in the pledge.

5. Approval of Agenda

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

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

NOES: None

ABSTAIN: None

Passed 7 - 0

6. Mayor Proclamations

Mayor Barnard presented council proclamations honoring two Johnstown-Monroe school teachers for awards received. Laurie Clark was honored for receiving the 2024/2025 Leaders for Learning award and Danielle Dean-Housler was honored for receiving the 2025 You Make a Difference Award. Mayor Barnard said this one was special to him, Ms. Housler teaches his daughter, she has done a tremendous job.

7. Citizen comments on matters not on the agenda

No comments.

8. Correspondence

a. Correspondence and response

Correspondence included in the packet, council will include in the discussion on Ordinance 03-2025.

9. Council Committee reports

- a. **Planning & Zoning:** 3/25/25 canceled; Next 4/8/25 @ 6:30 pm council chambers
- b. **Design Review Board:** Met 3/25/25; Next 4/8/25 @ 5:00 pm council chambers
The board reviewed an application from Tractor Supply, they proposed a reconfiguration of their outdoor area along with some exterior paint. The board approved with some conditions. Mystic Mutts and Groovy Grooms got sign approval for their new business downtown.

Ryan Green asked if another meeting date has been set for the Design Guidelines Steering Committee. Mr. Staneart said not at this time, Trevor is working on the plan detail.

- c. **Safety & Service:** 4/1/25; Next 5/7/25 @ 5:30 pm council chambers
Committee discussed potential sidewalk replacement on North and South Main Street. Talked about potholes and a strategy to repair those throughout the city, potential paving projects and the traffic signal at Clark Drive has been repaired and is working properly.
- d. **Finance:** Next 4/15/25 @ 5:30 pm council chambers

10. Director Reports

- a. Service Departments: Water, Sewer, Street
Reports included in the packet, Jack Liggett answered council member questions on items.
- b. Service Director
Jack Liggett reviewed his report, included in the packet.

11. Tabled Legislation - None

12. Public Hearings of Legislation

- a. **ORDINANCE 03-2025** AN ORDINANCE TO AMEND SECTION 1159 OF THE CITY'S CODIFIED ORDINANCES
Sean Staneart said this is legislation to amend the city's codified ordinance, it is a text amendment. In the codified ordinances there are permitted uses under each zoning district, those permitted uses obligate the city to allow particular industries to locate or not locate, in this case. Mr. Staneart said an applicant reached out to the city inquiring about a particular parcel, they were notified that the use requested was not permitted at this time, but there was a method for them to submit a request that the use be permitted in the district. He said they have elected to go through the process, this application and legislation have been reviewed and recommended to council by the Planning and Zoning Commission. Mr. Staneart said when they look at changing a use, it is not for a specific parcel, but rather it would apply to the entirety of the Light Manufacturing (LM) zoning district and if approved, would expand the allowable uses on all properties within the district. Mr. Staneart reviewed the staff report included in the packet, He noted that the use is for the manufacturing of paint and powder coating material, not for application. Mr.

Staneart continued to review the staff report and the criteria for review, effects on traffic flow and employment numbers. In 2030, at full volume, they are looking to have 2.2 trucks per day, Mr. Staneart said that would probably be a minimal impact to the downtown. They have reported employment numbers to the State of Ohio and plan for forty-eight employees over three shifts. Mr. Staneart said they have also vetted utility demand for water and sewer, this applicant reports that at peak in 2030, they would use 434 gallons per day/13,000 per month, a minimal impact. Mr. Staneart said the applicant has also been made aware that we will be reviewing any type of discharge into our sewer, and if necessary, they will be required to do a pre-treatment process. Mr. Staneart reviewed conditions recommended in the staff report, the conditions have been incorporated into the resolution.

Sean Staneart referenced the citizen letter received and the response included in the packet.

Jeff Barr asked Sean Staneart to give some specifics on traffic backup. Mr. Staneart said coming out of Commerce is not typically backed up, the pinch point is the US62/37 intersection, any employer put back there is going to traverse that intersection. He noted that a previous employer in that same building had around three hundred employees circulating in and out at one point, and had higher truck traffic. That created the need for the Commerce Blvd. traffic light and created a larger issue in the downtown, at one point the city had police directing traffic on US 62. He said that 62/37 is the problem area; there is a million dollar study currently going on to figure out some short-term, medium and long-term solutions.

Wes Kobel referenced the staff report which notes that there is nothing to be considered a threat to public health or safety with this use, but said he was curious if this type of manufacturing creates any type of smell that would waft over the community. Mayor Barnard said the company does address this in the response letter in their packet. Ryan Green said his question on this is under the heading of water sewer runoff and air quality, that we have housing very close and prevailing winds will push it over there. He said we have other businesses currently in that Light Manufacturing district that also have fumes and do impact housing in the area so they do need to take a look at this.

Bob Orsini said that powder coating unto itself is typically, relatively safe, but the hardeners they put in it can be potentially toxic and they don't outline any detail on what they are going to make, what it is, and not understanding the EPA standards, not understanding how they will monitor it, to him, a "poof" of potentially dangerous inhalant blanketing the town concerns him. He said he has no reason to think that will happen, but he has no assurances that it won't happen either. He would really like to see in the allowable uses, some type of monitoring system, that we can look at the citizens and say this is how we are managing and monitoring this. It is probably all there, but he needs to feel confident that the citizens don't have any danger posed to them, to him, safety is paramount. Mr. Orsini added that never do they say they won't do the other processes that have been troublesome in other environments, under other ownership, they say they have no intention to. He said they may be a great partner to the community but if they allow this, the next person or the next person decides they can do whatever they want and thirty years from now houses are more compact and all of a sudden they have someone making resin, which can be extremely dangerous. Mr. Orsini said he would like to hear a lot more

about the processes, protections and regulation before he can support this.

Ryan Scribner, with the Montrose Group, an economic development consulting firm, said they have been engaged by One Columbus, to help facilitate the zoning text amendment application in concert with the existing property owner, for the benefit of the company that intends to occupy the vacant industrial building. He said he is in the role of liaison, he will though, commit to take some of these questions and the request for additional specificity around processes and safety protocols, the chemicals they may or may not have on site and their general approach to dealing with HAZMAT materials and the sensitivities to any potential impact that their processes may have on the residential areas. He is confident they can come back with some additional detail and hopefully get to a point where council is comfortable with the change to the zoning text.

Tiffany Hollis asked Mr. Scribner if the amendment is made with the exclusions to some of the things mentioned, would that cause pause for locating here. Mr. Scribner said the amendment with the suggested conditions before them now make sense to them in that it minimizes the risk if this becomes a use that becomes pervasive across the rest of LM. Ms. Hollis asked if there were any exclusions that would break the deal. Mr. Scribner said certainly yes, at the end of the day it is a manufacturing process, they intend to do just what they have described, but if the pendulum swings to the point where they can't do what they need to do then it would be a deal killer.

Sean Staneart summarized for Mr. Scribner to take back to the company that there were safety concerns from an emissions and toxic chemical standpoint, safety for what's in the air and water, odor mitigation and assurance that no one in or around this plant is endangered. Mr. Orsini added that his reservations are out of lack of understanding, he doesn't want to look up EPA regulations when they can be presented. Mr. Staneart said the company has been very responsive with information, he thinks they are willing to give as much information as council requires and that they want to be transparent and forward with the city.

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

Council vote scheduled on April 15, 2025.

13. Introduction of Legislation

- a. **ORDINANCE 04-2025** AN ORDINANCE AMENDING ORDINANCE 31-2024, THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF JOHNSTOWN TO APPROVE NECESSARY CHANGES OF APPROPRIATIONS.

This is an amendment to the budget ordinance. Finance Director Dave Delande said this is appropriating the funds we will be requesting for disbursement from OWDA for the water and wastewater plant expansions.

Second reading and public hearing April 15, 2025

14. Other Business

1. Wes Kobel inquired on the work being done in Leafy Dell by Brightspeed, he said it's a mess, neighbors are asking if they are coming back to seed etc. Sean Staneart provided some background on how the project began, they are installing their infrastructure in the

right-of-way. As complaints were received he reached out to them, there is now a public notice with info and contacts on the city website under News.

2. Ryan Green asked about the Leafy Dell apartment progress. Sean Stanearth said he received a call recently, he needs to reach back out, it sounds like they are ready to mobilize that project again.

3. Ryan Green asked about the joint meeting with the city, township and school; Don Barnard said he would be discussing that.

4. Ryan Green asked about the council work session for goals etc. Staff to coordinate availability and get scheduled.

5. Dave Selan said he had good conversation with the Genoa Police and a great walk-through of their facility, he plans to share the layout with the Facilities Committee and the rest of council. The Mt. Vernon Police are not in their building yet, but the financial pathways are very pertinent to what we are looking for.

6. Dave Selan said he had great conversation with the American Legion leaders, they are asking to be on the agenda for the next council meeting. Added that fireworks planning is on pace, same vendors as last year plan to return. They are starting to finalize the finances, they did see a fifty percent increase in just the expense of the fireworks alone so the city money given would have covered last years but not this years. Through fundraising efforts they have mostly been able to cover that gap. They are looking to make the event a longer and more engaging event for not only Johnstown but surrounding communities as well. Jeff Barr said in the past couple years, the exploded shells end up on the lower football/soccer field as well as the field next to. The cleanup is lacking, he doesn't know who's responsibility it is but requests a better job done on those areas.

6. Don Barnard said tomorrow they will meet with Monroe Township and the School District, the Township will send one member, the school will send one or two and the city is to send three. It is hopeful that this will be a time to brainstorm and bond over universal challenges and be a discussion starter. It was noted that there will be no quorum of any of the bodies and would not be a public meeting. Jeff Barr asked that whoever attends keep the greater council informed. Tiffany Hollis, Bob Orsini and Don Barnard to attend.

15. Executive Session to review collective bargaining strategy

ACTION: Donald Barnard moved to enter Executive Session to review collective bargaining strategy to include all council members, the city manager, Jack Liggett and Dave Delande, no business to follow; Bob Orsini 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 8:12 pm and returned to Regular Session at 8:57 pm.

16. Adjourn

With no further business, a motion to adjourn carried and the meeting ended at 8:57 pm.

Next Council Meeting April 15, 2025

DRAFT