



Regular Council  
Tuesday, April 15, 2025 - 6:30 PM  
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for April 15, 2025 at 6:37 PM.

2. Roll Call

Present - Mayor Donald Barnard, Tiffany Hollis, Dave Selan, Jeff Barr, Wesley Kobel, Bob Orsini, Ryan Green (absent at roll call, arrived at 6:40 pm)  
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, Todd McConnell, Bruce Tolle, Sherri Cummins, Deborah Scherer, Dave Robinson, Janet Piper, Jeff Szabo

3. Invocation

Councilman Jeff Barr

4. Pledge of Allegiance

5. Approval of Agenda

**ACTION:** Bob Orsini moved to approve; Jeff Barr seconded and all were in favor.  
**AYES:** Mayor Barnard, Tiffany Hollis, Wesley Kobel, Jeff Barr, Bob Orsini, Dave Selan  
**NOES:** None  
**ABSTAIN:** None

**Passed 6 - 0**

6. Action on Minutes

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

**Passed 6 - 0**

a. March 18, 2025, b. April 1, 2025

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7. Citizen comments on matters not on the agenda  
No comments

8. American Legion Post 254

Post Commander Jeff Szabo attended to share a vision they have for remodeling the legion building to make it a more functional, modern and inviting environment. He stated that key challenges they are addressing currently are improper drainage that could affect the foundation, outdated design, poor energy efficiency and lack of accessibility. The remodel would be completed in three phases over a total of twenty-four months. Phase one is two to three months for interior redesign. Phase two is exterior siding, roof replacement and landscaping, this phase will address the drainage issue to get water away from the building. Phase three would be an addition to the back of the building.

Mr. Barr asked if there was a process that they need to ask permission of the city since we own the building. Mr. Orsini asked if this has gone through zoning. Mayor Barnard said no, they just wanted to go over the overall plan with council. Mr. Selan said these have been discussions over breakfast; how to make the building more appealing, he thinks this would probably go through the Facilities Committee then zoning and make sure all is good with the Fire Department, this is just the planning phase. Discussion on parking, Mr. Szabo said upgrades to parking surfaces will be part of phase two. Mr. Barr asked the legion to think about adding a generator back up, to offer a community space in case of power loss. Mr. Szabo said they have had conversations about that and would like to use this as an emergency shelter.

Sean Staneart provided some background on the building. It is owned by the city and leased by the American Legion, the lease states that they need city approval prior to any improvements, which is why they are here tonight instead of submitting application directly through zoning. Tonight, it is not necessary to address all questions and concerns, just a soft landing to see if council had any objection. The next steps would be to connect with staff and/or committee.

Mayor Barnard said the plans look great and will be a huge improvement, council thanked Mr. Szabo for his presentation.

9. Council Committee reports

- a. **Planning & Zoning:** 4/8/25 canceled; Next 4/22/25 @ 6:30 pm council chambers
- b. **Design Review Board:** Met 4/8/25; Next 4/22/25 @ 5:00 pm council chambers  
Two applications for residential siding were approved.
- c. **Finance:** 4/15/25; Next 5/20/25 @ 5:30 pm council chambers  
Committee recommended approval of some road projects; the funds are appropriated and would fix Liberty and McCracken, micro-seal Concord Road, Benedict and Buena Vista and would crack seal throughout the city. Mayor Barnard said that Pershing Drive would be handled in 2026 in coordination with Leafy Dell work and paving the main drag to the school. Ryan Green said he would like to discuss further in other business.
- d. **Safety & Service:** Next 5/7/25 @ 5:30 pm council chambers

## 10. Director Reports

- a. Police Chief  
Report included in the packet. Chief Smart reviewed brief highlights.
- b. City Manager  
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

Second reading. Sean Staneart said this is a text amendment to a city zoning district, this has been through the Planning and Zoning Board and there were some recommendations added. Paint and Powder Coating Manufacturing is not currently permitted in the Light Manufacturing (LM) district.

Dave Robinson with the Montrose Group was present for questions and feedback, he said the company desiring to locate has a late May closing so they have some time, but not a lot.

Mr. Staneart said that last time there were concerns about safety and environmental impacts relative to the use; they have received some information from the company on what they are doing there. Mr. Orsini said his sense is that this is a good corporate partner and a good opportunity; his concern is that the permitted use does not narrow the scope enough, a future manufacturer could take advantage of this legislation in the future, intention is not binding. Mr. Orsini said he is asking for more clarity on the exposure that may exist. Mr. Robinson asked council to think about what they were trying to exclude, that in this industry, this is pretty well received. Mr. Orsini said he understands solvents are highly combustible and that gives him pause, it comes from a place of ignorance and not understanding how this works. Mr. Robinson said he thinks there is already a facility over there that has a lot more chemical exposure than this one. Mr. Staneart said they are looking at the permitted use, not the applicant, a fantastic company, but looking at the use not the "actor" participating in it. Some discussion on further conditioning the use proposed. Mr. Staneart said he would like the company to give the worst case scenario on paint and powder coating manufacturing, as far as the solvents and chemicals. He said for him, he doesn't know the volatility of all the chemicals, he would like to get council that information to evaluate. Tiffany Hollis said that she would caution council on how they move forward on this because from an Economic Development perspective, there has been a lot of hard work done to get this company here, from One Columbus, Jobs Ohio, the Montrose Group and GROW Licking county. Everything they have worked hard to do, to bring reputable companies here to increase our revenue as a city has gone into this and she feels they are splitting hairs on some details they can work out in the future with other companies that come in. She said they would like to continue this path with One Columbus and GROW Licking County and Jobs Ohio, we do not want to be the hard ones to work with. Further discussion on conditions, hesitation to pass with restrictions that don't address the safety or the environmental impact or that are not acceptable to the company coming in. Mr. Robinson added that for all manufacturers there are state or

federal regulations that they have to follow, there are permitting requirements etc. Mr. Staneart said he would recommend the applicant ask for this to be tabled if council felt they needed more time to consider. Mr. Orsini said he would like to understand what they are actually saying yes to. Mr. Robinson asked what if they more clearly defined what paint and powder coating manufacturing is. Mr. Staneart said his homework will be to go back to the city planner and legal to find out how much ability they have to more specifically define. Ms. Hollis asked what if they passed this with the condition of the definition of paint and powder coatings, which could answer a lot of the questions, would anyone be comfortable with that. Mr. Orsini said to condition with it being defined changes nothing for him, he understands from the property owners perspective, they are concerned about limitations and controls but as a council, one of the things they have to look out for is what can be done with the property in the future. Mr. Barr answered Ms. Hollis and said he would be comfortable with it.

**ACTION:** Tiffany Hollis moved to approve Ordinance 03-2025 with the condition of a definition of paint and powder coatings from Montrose group or the applicant; Jeff Barr seconded.

Mayor Barnard opened to any public comments.

1. Todd McConnel

- Asked for clarification on the fifteen acres and being specific to that one location, or does it apply to any Light Manufacturing. Mr. Staneart said it would permit it in any area zoned Light Manufacturing
- Asked if 1159.02 (LM permitted uses) applied to all the businesses listed there. Mr. Staneart said businesses with uses not listed are legally non-conforming or grandfathered.
- Asked about the trucks per day, referenced past minutes and the 2.2 trucks per day but said another reference doesn't say whether the 31 trucks in 2025 and up to 597 in 2030 is per day or week or year. Council said per year.
- Said the Fire Department would need to be aware of materials there, asked if they were also getting the material data sheets they would need to deal with items potentially on site or need additional training and who would pay for it. Mr. Staneart said the information that came through today has been passed along to the Fire Chief as well.

Sean Staneart said tabling would allow council to have some flexibility to have a conversation with the company to see if the added definition piece fit into their wheelhouse, he said he is concerned that if they vote now and then next week learn more and want to change it, it would have to go back through the two month process. He said he appreciates Ms. Hollis wanting to move this along but he does not want it to have the counter effect of what they are trying to achieve. Ms. Hollis asked if the company was comfortable with how it is currently written, Mr. Robinson said he thinks they are. Deborah Scherer with One Columbus said that the company is in their due diligence period, they have the option of walking away from the building before the end of the month so they would need to have some guidance, a yes or no by May 26th.

Council Clerk Monroe repeated the motion on the table; "to approve with the condition that a definition for Paint and Powder Coating is provided" and asked by whom it would be provided. Some discussion on what would happen if the motion with conditions failed.

Some further discussion on the motion and condition and who would define. Ms. Hollis asked if council members would be comfortable with the City Manager, the applicant or representative and legal counsel coming up with the definition. Mr. Robinson said he would be more comfortable with tabling, to let them put the definition of the process in a new version of the text and bring that to the next meeting for a vote because he is really worried about the vagueness and how the condition would be met.

**ACTION:** Tiffany Hollis rescinded her motion.

**ACTION:** Dave Selan moved to table; 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

**Tabled 7 - 0**

- b. **ORDINANCE 04-2025** AN ORDINANCE AMENDING ORDINANCE 31-2024, THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF JOHNSTOWN TO APPROVE NECESSARY CHANGES OF APPROPRIATIONS  
Second reading. This is for the water and wastewater treatment plant expansions. Finance Director Delande said this appropriates funds from OWDA so we can pay engineering etc.

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

**ACTION:** Donald Barnard moved to pass Ordinance 04-2025 as written; Dave Selan 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**

- c. **RESOLUTION 2025-18** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO PARTICIPATE IN THE OHIO DEPARTMENT OF TRANSPORTATION ROAD SALT CONTRACTS AWARDED IN 2025  
This authorizes the City Manager to participate in the ODOT bid for road salt for the next year.

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

**ACTION:** Ryan Green moved to approve; Bob Orsini seconded and the vote was as follows:

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

**NOES:** None

**ABSTAIN:** None

**Passed 7 - 0**

13. Introduction of Legislation - None

14. Other Business

1. Discussion on the road projects recommended by Finance Committee. Mayor Barnard said the thought was to do Liberty Street and McCracken Drive in 2025. Mr. Green said he thought it would be those two plus Pershing. Mayor Barnard said Pershing was being moved in line with the Leafy Dell/SR 37 project. Sean Staneart said he connected with the engineers, and as council is aware, in 2026, the intersection at Leafy Dell is going to be done. On the west side, where Pershing is located, there will be curbs and sidewalk improvements being done, the concern is that if we go ahead and do mill and fill on Pershing, are we then going to be ripping up some of what we've done or will we stop and then have five or six seams where the mill and fill came in. He said they opted to hold off on Pershing for this year and put it into next years schedule but picked up another micro-sealing project for this year. Mr. Staneart walked through a spreadsheet with council showing the carryover balance and accounting for next year. In 2026, they will see Leafy Dell Road and SR 37 intersection, as well as the Pershing mill and fill, all being torn up at one time. He said the only thing that gives him slight pause and concern is the apartment complex construction, he believes it is taking place this year, he would rather the heavy equipment and trucks be on the roads now instead of after the road replacement. Mr. Staneart said council did not have to act, the money is already appropriated, this is a review of what staff is acting towards unless council had concerns. No objection by council.

2. Ryan Green asked at what point the permits laps for the Leafy Dell Apartment Complex project triggering them to have to come back to the city for application. Sean Staneart said he would need to dive into that to give an accurate answer, he said they have started some of the project which is usually a qualifier, and what was the code when they got approved versus what it is now. He said the last communication he had was that they were looking to get into the architectural piece, he has indicated that coming to the Design Review Board is the proper approach. Mr. Green said he doesn't know if they have done anything architecturally with the county, but they have done plumbing and electrical so there is probably a permit on file with the county, those are usually good for a year, so that is his question, what has lapsed since then and does that give us more teeth to bring them back to the negotiation table. Mr. Staneart said he has been pushing them to submit something for our architectural review board to evaluate.

3. Ryan Green asked if the city had a signed contract with the school and a closing date. Mr. Staneart said they are still going through the due diligence process, they are still moving forward, there has been no indication of an issue. Mr. Green said there are meetings happening there have been technology changes to the building, he would like to see a fully executed contract before we go too far.

4. Wes Kobel asked Sean Staneart about the 208 negotiations and the meeting noted in his manager report, he asked when that meeting would be and what would it look like. Mr. Staneart said that he reached out and got coalition buy in, he is looking to schedule something with Jim Roberts this week or next, just to meet, it has been a while and there has not been a lot of discussion over the last two or three months, he is waiting to hear back from Jim on arranging the meeting, right now it is just Jim and himself.

5. Tiffany Hollis updated on America 250; she said she wrote and applied for a grant back in January and was notified today that there were 125 applicants and 57 were awarded up to \$5,000. She said were awarded the full amount of \$5,000 which gives them an opportunity to get more matching funds from other organizations. There will be a formal press release from America 250 for all grants awarded.

6. Dave Selan provided updates; the American Legion Breakfast is this Saturday 8:00 am - 10:00 am, the Easter Egg Hunt will take place after. He said he cannot be more excited with the possibilities they have cooking for the fireworks, he is in very active and positive conversations with a good deal of perspective sponsors in the area to directly sponsor activities like the face painting, meaning no cost to attendees of the event.

7. Ms. Monroe confirmed the April 25, 2025 Special Council meeting work session for goals, at 3:30 pm.

8. Chief Smart said that Ohio Association of Chiefs of Police voted that he be a mentor on their committee, he will know the full details of that at the end of the month when he attends their conference.

15. Executive Session to consider the employment or compensation of a public employee

**ACTION:** Donald Barnard moved to enter Executive Session to consider the employment or compensation of a public employee, with the City Manager and Chief of Police, with no business to follow; Dave Selan 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 8:35 pm and returned to Regular Session at 9:20 pm.

16. Adjourn

There was no further business and the meeting adjourned at 9:20 pm.

**Next Council Meeting Wednesday, May 7, 2025**