



Regular Council
Tuesday, June 3, 2025 - 6:30 PM
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for June 3, 2025 at 6:30 PM.

2. Roll Call

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

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 - Nick Hubbell, Mike, Stephanie & Matthew Giannini, Alison & Henry Speck, Beth Kisher Olds, Jamie McNally, Tyler T, Jason & Sarah Nicol, A Newman, Andy, Angie & Jackson Bruney, Heidi, Tyler & Chad Holbrook, Monica Gernert

3. Invocation

Mr. Dave Selan

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

NOES: None

ABSTAIN: None

Passed 7 - 0

6. Proclamation - JMS Lacrosse

Councilman Jeff Barr read a proclamation for the Johnstown-Monroe Middle School Lacrosse Club team who was the 2025 Division V State Champions. Council members congratulated the players and coaches on their winning season.

Council took a short recess while players and families exited council chambers.

7. Action on Minutes

a. May 20, 2025

ACTION: Bob Orsini moved to approve as written; Dave Selan 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

8. Citizen comments on matters not on the agenda
No comments
9. Council Committee reports
 - a. **Planning & Zoning:** Met 5/27/25; Next 6/10/25 @ 6:30 pm council chambers
The commission held a work session to review the Light Manufacturing zoning district text.
 - b. **Design Review Board:** Met 5/27/25; Next 6/10/25 @ 5:00 pm council chambers
Applications for a monument sign, residential solar panels and residential vinyl siding were approved.
 - c. **Facilities Committee:** 6/3/25 @ 5:00 pm council chambers
Committee worked on their framework, Jeff Barr was nominated for Chair. Mr. Barr said as we know, we will have a defined time in this space, the committee priority at this time will be to brainstorm potential locations
 - d. **Safety & Service:** 6/3/25 @ 5:30 pm council chambers
Ryan Green reported that all roadway grinding is complete and areas are now being filled. McCracken and Liberty will be paved/mill and filled this year. Discussed repairing crosswalks at 62 and 37.
 - e. **Finance:** Next 6/17/25 @ 5:30 pm council chambers
10. Director Reports
 - a. Service Departments: Water, Sewer, Street
Reports were included in the packet.

Bob Orsini reported problem tree roots on the bike path, however, outside of our jurisdiction, the contact is Licking Park District. Mr. Orsini said he would contact them.
 - b. Service Director
Jack Liggett highlighted items in his report; report included in the packet.
11. Tabled Legislation - None
12. Public Hearings of Legislation

- a. **RESOLUTION 2025-20** RESOLUTION AS REQUIRED BY O.R.C. 709.023(C) SETTING FORTH MUNICIPAL SERVICES THAT WILL BE PROVIDED TO 6.7 +/- ACRES OF LAND IN MONROE TOWNSHIP (LICKING COUNTY), OHIO IF ANNEXED TO THE CITY OF JOHNSTOWN, OHIO

Jamie McNally said New Albany Company has filed the annexation petition for this parcel. This is a "missing tooth" to the PD District, it would be rezoned into Sub Area 1-6. He said this summer, they will go through a process to rezone PD slightly, he said the goal is to try and create a one-hundred acre industrial site, so they will be eating into the multi-family and commercial area, they are seeing a pretty big demand for one-hundred acre industrial sites right now. This resolution states what services the city would provide to this 6.7 acres if annexed.

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

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

b. **RESOLUTION 2025-21** RESOLUTION TO AMEND AN AGREEMENT BETWEEN THE CITY OF JOHNSTOWN AND SCHLABACH BUILDERS, LTD. FOR CONCORD CROSSING EAST

This agreement was put into place when Schlabach Builders got zoning approval. Since that time, there have been some modifications for infrastructure. Mr. Staneart reviewed the changes which are an exhibit of the resolution.

Mayor Barnard expanded on item nine, he said originally, part of the agreement with the HOA was to build a second pool, the existing pool is small for the one hundred ten houses originally built there, so to continue building another one hundred fifty houses, there was going to be a second pool built. However, without the houses there yet to support the second pool, the HOA wanted to take the money and hold it until it gets to the point they are ready to build it.

Ms. Hollis inquired on item three and the increment of the payouts, she asked if there were estimated dates of completion for the phases and what fund the money goes to. Mr. Staneart said that some phases are complete so the city will get a check right away, others will go before the zoning board and once they are platted, the city will receive a check. He said the payments are associated with street projects such as the development ingress/egress, it would more than likely go into the General fund, his recommendation would be to not spend the money immediately, but to evaluate options in that area first, always wanting to have the money available for the true intent of what it was scheduled for. If things were to change, if long-term it was no longer needed, then that money could be used for something else, but the general obligation is that they are paying this money in lieu of making the improvements because at this time, we are not certain where we want them. Phase three is underway, five and six will still come before zoning.

Mr. Kobel inquired on item seven and asked when they would have to let them know if the city were interested in buying. Mr. Staneart said we have ninety-nine years. The reason we did not want to accept this immediately is that once we accept something, we have to maintain it.

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

ACTION: Dave Selan moved to pass 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

c. **RESOLUTION 2025-22** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED AGREEMENT

Sean Staneart said back in 2022 when we did the original CMAR agreement, Section 3.4 had a provision that states "but shall not include compensation for pre-construction services". Things have changed over the years and they have found it necessary to have the option to proceed with pre-construction services. The amendment doesn't change the price, it simply allows the city to engage in the services, it would allow some mobilization to begin in the summer rather than in the winter and would also allow for procurement of the equipment and some foundational work to

possibly begin in the more hospitable summer months. There is a limit on the pre-construction services of \$4,000,000.

Ryan Green asked what was different on this; Mr. Staneart said this was it. Mr. Green asked when we would be able to break ground on this facility. Mr. Staneart said with pre-construction services we could probably start breaking ground in some capacity possibly this summer, we are still waiting on the OK from the Ohio EPA, funding should follow shortly after. Mr. Staneart said the target date for completion is the beginning of 2027. Mr. Green asked if the four million was still in the range discussed previously; Mr. Staneart said yes, this resolution does not authorize additional funds, it is still inside the thirty-six million.

ACTION: Bob Orsini moved to approve as written; Jeff Barr 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

d. **RESOLUTION 2025-23** A RESOLUTION TO APPROVE THE JOB POSITIONS AND SALARY RANGES FOR ASSISTANT CITY MANAGER AND DIRECTOR OF STREETS-LAND-BUILDINGS-PARKS

Sean Staneart said this is approval of the job positions and salary for Assistant City Manager and Director of Streets, Land, Buildings and Parks; these positions go in conjunction with the new organizational chart in the next resolution.

Ryan Green said he would like to see these split off, that the Assistant City Manager is a little bit different from what they had discussed. He said he appreciates the chart and agrees with doing the chart and having the responsibilities on hand for when they eventually do create these, but originally they had talked about doing these the first of the year. He said he didn't know that he is ready to entertain the Assistant City Manager position because he knows they have things in the field they are still looking to fill. He said he understands that we're not going to fund this position this year but even talking about creating it, he knows how things go. Mayor Barnard said these positions are in the new chart, they have to define what the positions are. Ryan Green said he is fine with the future wish list, but creating the position today is what he has an issue with, of what it signals that they are looking at other positions further up the ladder. Sean Staneart said in the current organizational chart, there is already an Assistant City Manager position, this would just change the job description to be more in line with the new chart, so if you didn't change your job position, then the old one would be the default currently on the books. Mr. Green said if we're truly not looking to hire this person this year, he thinks this is something they could look at further down the line, he said he is just more worried about what it signals to the citizens and our current staff if we're looking at these positions higher up the ladder instead of the ones that actually get the jobs done on the roads, the police, things like that when we're still struggling to hire. Bob Orsini said he thinks it signals that we are being proactive and looking to the future, they will be judged by their actions, not by their planning. Sean Staneart said the Assistant City Manager position does not have funding, that is a component of the budget that gets passed on an annual basis, he would not be able to hire for this position without some modification of the budget by council. Ryan Green said when they originally talked about the flow chart, it was going to be something they looked at more next year, they are moving quicker than expected. Dave Selan said the discussion was to implement it next year, not now, and the existence of the flow chart doesn't mean they are spending the money. Mr. Green said he understands it doesn't mean that we're spending the money but we seem to be trending that way, he said so as long as this group is looking at just doing an update of current positions, he is a little more in line with it but if we're going to look at funding these positions this year he thinks that's a totally different story. Mr. Selan said this mechanism doesn't fund the positions. Ms. Hollis said she thinks Mr. Green just wants to clarify

without a doubt that this is not to hire this position, this is just to create the position to finish the flow chart. Mr. Selan said this is just due diligence on making sure when they do consider funding it, there is a clear scope of work. Mr. Green said as long as all they are doing today is redefining, he is ok with it. Mr. Orsini asked staff what openings were currently posted that we are hiring for, Ms. Monroe said City Planner and Police Officer. Mr. Staneart said if this is approved tonight, we will be putting out for the Director of Streets, Lands, Buildings and Parks position.

ACTION: Jeff Barr moved to pass Resolution 2025-23 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

e. **RESOLUTION 2025-24** A RESOLUTION OF THE CITY OF JOHNSTOWN APPROVING AN UPDATE TO THE ORGANIZATIONAL CHART

Sean Staneart noted that the organizational chart legislation wording states that it will be phased in and become fully effective no later than April 21st, 2026, that this is not an immediate situation, it needs some time and work to phase in as brought up in the previous conversation on the positions. No comments or questions.

ACTION: Jeff Barr moved to pass Resolution 2025-24 as written; 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

13. Introduction of Legislation - None

14. Other Business

1. Wes Kobel thanked everyone who pulled off a great Memorial Day service last week, he attended with his daughter who said she learned something that day and that made him extremely happy and proud.
2. Jeff Barr thanked Lt. Josh Harrison for putting together a small crew to clean up the town square for upcoming events, he appreciates the effort. Mayor Barnard added that this past weekend, Chief Smart along with some others cleaned up the alley between Uncle Johnnies and the old Shull's Hardware.
3. Ryan Green highlighted the upcoming Springfest by Downtown Johnstown on Saturday, June 7th. Also, that some of them are helping out Licking County Jail Ministries and their fundraiser, they will be going to jail and looking for bail money if anyone wants to donate.
4. Dave Selan said he echoed Mr. Kobel's daughter's comments and that it was few hands that laid seven hundred plus flags, it was an outstanding community effort.
5. Mayor Barnard said Saturday morning is the Mastodon March which is a 5k/10k race/walk if anybody wants to sign up. There is also a kids fun run around the downtown block and a community breakfast. The first Farmer's Market of the year starts tomorrow 4-7:30pm, the kid's pavilion will study a different fruit each market, tomorrow is DNA of strawberries. There will be food trucks and vendors.
6. Council Clerk Monroe read City Charter Section 3.08 on Council Compensation, noting that salaries of Council members shall be established by Council, by Ordinance to be adopted no later than July of each odd-numbered year, which is coming up. Ms. Monroe stated that if council

chooses to increase the position salary, it would not affect any current Council member during this current term, it is not like they would be giving themselves a raise, it would be effective for future Council members. Clerk Monroe noted that the current council member salary is \$100 per meeting, which is very low compared to many communities, she referenced the 2024 MORPC salary survey for Council members. Bob Orsini said that they want to be mindful of what the future looks like, that no council will ever put themselves in a position to raise their own income, he asks when does it become punitive, or purely a volunteer position, which is almost what it is now. He said they need to think long term about people that may want to get involved in the future, that may not have the ability or the desire to put in the six or eight hour meetings at \$100. Jeff Barr said he would like a legal opinion of "adopted by July", Ms. Monroe will check with the Law Director. Discussion referred to Finance Committee before next council meeting.

7. Chief Smart shared that they did hire a Police Officer and he was sworn in last week. He has to go through some additional training through OPOTA but hopes to see him on the road no later than August.

15. Adjourn

ACTION:	Mayor Barnard moved to adjourn; Wesley Kobel 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

The meeting adjourned at 7:22 pm.

Next Council Meeting June 17, 2025