



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

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for July 15, 2025 at 6:32 PM.

2. Roll Call

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

Staff present - Dave Delande - Finance Director, Jack Liggett - Service Director, Teresa Monroe - Clerk of Council

Public present - Alice Main, Lewie Main, John Hoovler, Kathleen Hoovler, Rebecca Sparks, Isabella Sileargy, Beth Kistler Olds, Ashley Kusner, Nick Hubbell, Derenberger family, Jamie McNally

3. Invocation

Councilman Wesley Kobel

4. Pledge of Allegiance

5. Approval of Agenda

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

6. Action on Minutes

a. June 17, 2025

ACTION: Dave Selan moved to approve as written for June 17th; Jeff Barr 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

b. June 24, 2025 Special

ACTION: Bob Orsini moved to approve; Wesley Kobel 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: Dave Selan - absent

Passed 6 - 0

c. July 10, 2025 Special

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

7. Proclamation

City Council presented a Proclamation to Mr. Lewie Main recognizing him for his past service to the City of Johnstown as a former Mayor, Council member and multi-board member.

8. Citizen comments on matters not on the agenda

1. Isabella Sileargy - All Creatures 4H club, President

- Highlighted the upcoming Box City fundraiser July 18th and 19th on the town square. They do this to raise money for the Johnstown Food Pantry and to raise awareness for those who are homeless.

9. Council Committee reports

- Planning & Zoning:** 6/24/25 canceled/Met 7/7/25; Next 7/22/25 @ 6:30 pm council chambers
The board reviewed an application for a zoning map amendment that would rezone five agricultural parcels to Planned Development (PD); the recommendation to City Council is to approve.
- Design Review Board:** Met 6/24/25; Next 7/22/25 @ 5:30 pm council chambers
One application for residential siding was reviewed and approved.
- Facilities Committee:** Next 8/5/25 @ 5:00 pm council chambers
- Safety & Service:** Next 8/5/25 @ 5:30 pm council chambers
- Finance:** 7/15/25 canceled; Next 8/19/25 @ 5:30 pm council chambers
- Design Guidelines Steering Committee:** Met 7/8/25
Steering Committee continues to work with the City Planner/MKSK on the Design Guidelines document draft.

10. Director Reports

- Water, Sewer, Street, Service Director
Reports included in the packet; Jack Liggett highlighted items in his director report.

Jeff Barr asked if the city has any formal process in place if a department pursues a grant or is it a case by case basis, with regard to ones that require a dollar amount or matching funds. Generally a resolution of council is needed, Mr. Liggett said the Ohio Public Works grants are applied for every year. He said for water and sewer, the EPA notifies him of various grants and he just

applies.

Jeff Barr said on the wastewater plant update, they are getting close to sixty percent on the design stage, he asked if we had come to any finality with what we need to do with certain real estate. Jack Liggett said he was directed to have our engineers design the plant where there were two acres that belonged to another entity, current design does show that two acres of the eight beside us is utilized. Mayor Barnard said he would have an update on that next meeting.

- b. Police Chief
Report included in the packet, no questions asked.

11. Tabled Legislation - None

12. Public Hearings of Legislation

Jeff Barr inquired on consent agenda, he said he feels like the next three resolutions are the same. Ms. Monroe said some cities do it, some don't. If council desires to have this procedure, it can be looked at in Rules Committee.

- a. **RESOLUTION 2025-27** A RESOLUTION ACCEPTING AN ANNEXATION OF 15.1 +/- ACRES, MORE OR LESS, FROM MONROE TOWNSHIP, LICKING COUNTY TO THE CITY OF JOHNSTOWN

Mayor Barnard introduced the resolution, the next three resolutions are for annexation into the city and PD district. Jamie McNally said this is part of the planned development just north of the Intel site and now just southeast of the Cologix site. Essentially, they are trying to fill in the "missing teeth" and round out some of the edges for the parcel and that these annexations have been approved by the county.

Mr. McNally added that they have been working with LRE to relocate their substation, they have about nine acres at the southwest corner of Mink and Duncan Plains, they are doing a land exchange with LRE to relocate that substation which will be in sub area one and they will eventually request adding that to the planned development and annex to the city. This does a couple things, it gets a substation off of a prominent corner at Mink and Duncan Plains, it allows LRE to provide better service to some of the industrial users, and buries the substation into the planned development.

Mr. McNally reviewed the PD district map with council, he said as these get annexed into the city, they also need to zone them. As part of the rezoning request they will be making, they would like to turn a portion of sub areas three and four into industrial rather than have them be multi-family and commercial. Part of that is driven by the market, they are seeing a bigger demand for industrial right now, a lot of demand and appetite for prominent users for one-hundred-acre sites, so they think it's important that they create a hundred acre site and de-risk it so they can take it to the market. They are sharing it with some tenants and some brokers, and have submitted the site on different One Columbus projects that are key economic drivers, some in the biopharmaceutical industry, some in advanced manufacturing. Mr. McNally said that is really the reason they are eating into the multi-family in the commercial area, they currently have no timeframe to advance the residential portion of the PD right now. In the short-term, they are trying to build on Johnstown's economic base, job creation and tax base and are prioritizing the industrial portion of the Planned Development.

Jeff Barr said the multi-family, sub area three, goes from seventy plus acres, to forty plus; Mr. McNally said that was correct. Mr. Barr said the original seventy acres talked about plus or minus eleven hundred units, Mr. McNally said closer to a little over twelve hundred, three units per acre. Mr. Barr asked what the net effect is now that it is being reduced by forty acres. Mr. McNally said they could add to it, they are at forty acres now, say they add the LRE piece at the end of the year or beginning of next year, they pick up another nine acres, so they are back up to fifty, but that still gives them a delta of twenty acres. That doesn't impact the current density bank or the right to the density bank because those are based on gross acreage, but that does become a planning

problem for them. Can they fit the twelve hundred units on fifty acres? It depends on the product type they build, it is too early for them to assess, he said they run the risk of potentially losing some of the density bank. Mr. Barr said he is concerned with getting twelve hundred units crammed into forty acres, Mr. McNally said he doesn't think they would cram twelve hundred units into forty acres. He said the commercial/mixed use area could house some residential as well, but they are taking the risk of potentially being left with development area that wouldn't allow them to utilize the current fulfillment of all the density bank. There is an opportunity where additional parcels get added and they replenish some of that sub area. Bob Orsini said that any council in the future would have the ability to determine if they were going to allow any annexation which would grow that area.

Jeff Barr asked Mr. McNally to give examples of what industrial use is. Mr. McNally said the best example would be the beauty campus or the business park in New Albany where a lot of Bath and Body Works suppliers are located. Some of them do fulfillment, assembly and packaging, some make candles, a shoe company, advanced manufacturing, or intel suppliers. Mr. McNally elaborated that if they have the site annexed and zoned and they can answer questions on tax abatement, utilities, demographics, logistics and so on, then they feel they would be in a good position to attract businesses to move here that are willing to make thirty, forty, fifty-year commitments in Johnstown. They are really trying to go after advanced manufacturing or biopharmaceutical companies, and of course, as Intel progresses, they will probably see key suppliers that will be in close proximity to the site.

Ryan Green said similar questions were asked about these parcels in Planning and Zoning (when the rezoning recommendation was being considered). They felt assured that any future dealings with multi-family would have to come back through the city for approval. Mr. Orsini asked if zoning recommended approval, Mr. Green said yes.

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

ACTION: Bob Orsini moved to approve; Wesley Kobel 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

- b. **RESOLUTION 2025-28** A RESOLUTION ACCEPTING AN ANNEXATION OF 11.2 +/- ACRES, MORE OR LESS, FROM MONROE TOWNSHIP, LICKING COUNTY TO THE CITY OF JOHNSTOWN

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

ACTION: Bob Orsini moved to approve; 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

- c. **RESOLUTION 2025-29** A RESOLUTION ACCEPTING AN ANNEXATION OF 2.4 +/- ACRES, MORE OR LESS, FROM MONROE TOWNSHIP, LICKING COUNTY TO THE CITY OF JOHNSTOWN

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

ACTION: Jeff Barr moved to pass Resolution 2025-29 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

- d. **ORDINANCE 05-2025** AN ORDINANCE ESTABLISHING SALARIES FOR MEMBERS OF THE JOHNSTOWN CITY COUNCIL THAT TAKE OFFICE ON OR AFTER JANUARY 1, 2026.
This is the second reading, Mayor Barnard said per the City Charter, council has the obligation to review council salaries in odd-numbered years, to take effect the next year for newly elected members.

No discussion by council.

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

ACTION: Jeff Barr moved to pass Ordinance 05-2025 as written; Tiffany Hollis seconded and the vote was as follows:
AYES: Jeff Barr, Tiffany Hollis, Bob Orsini
NOES: Ryan Green, Mayor Barnard, Wesley Kobel, Dave Selan
ABSTAIN: None

Failed 3 - 4

13. Introduction of Legislation - None

14. Executive Session to consider the appointment of a public official

ACTION: Donald Barnard moved to enter Executive Session to consider the appointment of a public official to include all of council and the applicants, with business to follow afterward; 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 7:09 pm and returned to Regular Session at 8:20 pm.

Mayor Barnard stated that the council would be waiting a month to make the appointment to the Greater Johnstown Park and Recreation Board because if they appoint tonight, they would need to reappoint (terms are up August 15th), they are waiting to make the appointment when the new board is created with the school. He thanked the applicants for coming and for great interviews.

15. Other Business

1. Bob Orsini addressed Mr. Selan and said the fireworks festival was tremendous, he has lived here since 2006 and that was the best 4th of July event he has taken his family to. He thanked everyone involved for their efforts.
2. Jeff Barr said that soon Finance Committee would start meeting on a more regular basis to

prepare for the 2026 budget, he urged council members to attend.

3. Wes Kobel said he missed the fireworks event due to vacation but his neighbors talked about how nice it was. He congratulated Mr. Selan for pulling it off so successfully.

4. Ryan Green said they need to discuss the CODA board and organize. Some further discussion on the multi-family units in the PD and the density bank.

5. Dave Selan said he appreciates the thanks on the fireworks event, it is what his Dad would have done.

6. Mayor Barnard said the Farmers Market is tomorrow, please come and enjoy.

16. Adjourn

ACTION:	Mayor Barnard moved to adjourn; Jeff Barr 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 ended at 8:27 pm.

Next Council Meeting August 5, 2025 @ 6:30 pm