



Regular Council
Tuesday, August 5, 2025 - 6:30 PM
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for August 5, 2025 at 6:42 PM.

2. Roll Call

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

Absent - Bob Orsini

Staff present - Sean Staneart - City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Trevor Traphagen - City Planner, Teresa Monroe - Clerk of Council

Public present - Shannon Staneart, Yuli Staneart, Jamie McNally, Steven Morgan, Matthew Higgins, Brian Hiebel

3. Invocation

Councilman Barr

4. Pledge of Allegiance

5. Approval of Agenda

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

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

NOES: None

ABSTAIN: None

Passed 6 - 0

6. Action on Minutes

a. July 15, 2025

ACTION: Wesley Kobel moved to approve as written; Dave Selan seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 6 - 0

7. Proclamation

In their series of "remembering past Mayors", City Council presented Sean Staneart, a three-term City of Johnstown Mayor, with a proclamation to honor his service. Mr. Staneart said it has always been humbling and an honor to serve in any capacity he can for the city.

8. Citizen comments on matters not on the agenda

No comments.

9. Council Committee reports

- a. **Planning & Zoning:** Met 7/22/25; Next 8/12/25 @ 6:30 pm council chambers
Recommendation of approval for a Zoning Text Amendment to the PD District.
- b. **Design Review Board:** Met 7/22/25; Next 8/12/25 @ 5:30 pm council chambers
Review of applications for approval, 56 E. Main was approved with conditions that the paint is removed from the stone and some areas of trim are painted for contrast.
- c. **Safety & Service:** 8/5/25; Next 9/2/25 @ 5:30 pm council chambers
Committee saw a presentation on options for the 62/37 intersection with regard to traffic. Micro-sealing for Concord Road and Buena Vista will be completed in 2026, the contractor said they would honor the 2025 pricing given. Discussion on street name signs and design, goal to have a same standard design throughout the city.
- d. **Facilities Committee:** 8/5/25
Canceled
- e. **Finance:** Next 8/19/25 @ 5:30 pm council chambers

10. Director Reports

- a. **Service Departments:** Water, Sewer, Streets / Service Director
Reports included in the packet. Jack Liggett highlighted items in his Director report. Mayor Barnard asked Mr. Liggett about dumpster delivery to the wastewater treatment plant on September 5th for the River Roundup, Mr. Liggett said he is ok with that location.
- b. **City Manager**
Report included in the council packet. Mr. Staneart answered council member questions on items within. Mr. Barr inquired on item 13 and the JYAA land swap. Mr. Staneart said it is going well, documents are being drafted by both parties to move the process forward.

11. Tabled Legislation - None

12. Public Hearings of Legislation

- a. **ORDINANCE 06-2025** AN ORDINANCE TO AMEND THE JOHNSTOWN GATEWAY PD DISTRICT MAP BY ADDING SIX PARCELS TOTALING 28.7 +/- ACRES AND TO EXPAND THE BOUNDARIES FOR SUBAREAS 1, 3, AND 4 OF PD DISTRICT
Jamie McNally with NACO was present, he said the goal is to fill in the "missing teeth" along Green Chapel. Along with the missing teeth they are filling in, they are rounding out Subarea 1C which is about 110 acres, and they believe it is a great economic development site that they have in front of some potential users right now.

City Planner Trevor Traphagen said parts of Subareas 3 and 4, which were initially set aside for multi-family and commercial mixed-use areas, would be shrunk in order to accommodate a larger Subarea 1C. Many users are looking for a square, hundred-acre parcel and by doing this, Subarea 1C gets close to that. He said his initial concerns were about having less area to put multi-family uses, but that at the end of the day, there are still controls baked into the Planned Development, there are open space requirements, the units are capped at a certain number and there are design requirements. Things like density, how units are arranged and how they look will still be coming before the Planning Commission and Council before anything gets constructed, he feels like there is more than adequate control by the city to have oversight of future development in the multi-family or commercial areas. He does not see any major concerns or impacts to the city by allowing these subareas to be modified slightly. Ryan Green said that the zoning board felt confident because there are the checks and balances in the system that if there are any changes they will see it in front of them again.

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

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
NOES: None
ABSTAIN: None

Passed 6 - 0

- b. **RESOLUTION 2025-30** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH JOHNSTOWN HEALTH REALTY, LLC
- Sean Staneart said this development received a Conditional Use permit, this allows for the city to require additional accommodations. The city recommended some requirements for the expansion to the zoning board, and they were in agreement with those recommendations. Mr. Staneart reviewed the requirements in the Developer Agreement; this legislation authorizes the City Manager to sign that agreement. Mr. Barr asked about the two deposits (\$20,000 and \$25,000 for public improvements). Mr. Staneart said it is payment in lieu of, the city has discretion, it could be put into the Budget Stabilization Fund to be utilized at a later date, or it could use it for capital improvements now. Mr. Staneart said they would go into two separate buckets, the \$20,000 would go into the General Fund, he would recommend the \$25,000 go into our water and sewer enterprise funds. Mr. Barr asked if the city tracked things in the budget that we are obligated to do when it is time, for future staff. Mayor Barnard said it depends on the size of the project, like the Leafy Dell roadway improvements, he said we do have funds on the books designated for that. Sean Staneart said with the curb, we are as obligated as we want to be, in the agreement we did not state that it would be installed, it is at the city's discretion if we so choose at a later date, but knowing that it is typically required upon development, this is payment in lieu of. Ryan Green asked about the status of the project as far as breaking ground. Mr. Staneart said they have been coordinating with our engineering

team, he believes at this point they can start the underground work necessary for the foundation and up. They still need to receive their zoning permit, which is contingent upon this developer's agreement as well as final approval from our engineer on the traffic study. If council approves this tonight, staff will be authorized to sign off on their zoning certificate.

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

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

Passed 6 - 0

c. **RESOLUTION 2025-31** A RESOLUTION TO APPROVE REDUCTION IN BOND FOR CONCORD CROSSING EAST – PHASE 4

Sean Staneart said when development occurs, the city requires a bond in case a developer is unable to facilitate infrastructure improvements. If they were to go "belly up" or walk away, the city could at least finish out the infrastructure pieces. At the beginning of this phase four, the improvements were estimated at around \$2 million, phase four is generally complete, there are some small outstanding items. In connecting with our engineers and Jack as well, he said they felt a reduction in the bond to \$130,000 would be sufficient. There is a provision that requires them to have 110% of the original bond, which is the \$130,000, in place for four years after completion in case any there are any improvements done that need to be corrected. It is anticipated that Schlabach Homes will soon begin their new phase, the final plat will likely be brought through zoning shortly and a new bond will be required for it.

Ryan Green asked if the pedestrian path that goes to the TJ Evans trail had been labeled as completely finished at this point. Sean Staneart said he could check with the engineers but that, as an extra layer, there is a developers agreement related to Schlabach that has some payment provisions, much like they have done with Johnstown Pointe, payment in lieu of, and those will start hitting as the next phases come online. Mr. Staneart said he believes the path is highlighted in the developers agreement, and if the path is insufficient in any way, they would not be honoring the agreement. Mayor Barnard asked if the city could use some of the money paid in lieu of to put gates up on that road. Mr. Green said he would like grass to come up to the edge of that road, it looks unfinished. Mr. Green said there was also a water mitigation effort there as well, into the swamp, and asked if we were finished with that. Jack Liggett said we are holding more water back in the Mastodon Park than we used to, the six inch tile they ran across the road has stopped it from running across the emergency access road, but it has raised the water level back in the Mastodon Park. He said he plans to add some stone to raise the level of the path. Mr. Staneart said the solution that was derived from the engineers is not the ultimate fix for that area but it was the most financially feasible solution they had available, recognizing that all of that wasn't the developer's responsibility or the city's. As discussed previously, EMH&T did a

high level look at what it would take to solve some of the stormwater management issues in that area and it is quite extensive. Mr. Staneart said they presented a proposal to council just to study it, the city did not move forward with it for this budget year, if funds start to materialize, council can certainly take it off the shelf and look at it again.

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

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

Passed 6 - 0

13. Introduction of Legislation - None

14. Other Business

1. Mr. Barr wished everyone in the school system a successful, happy and uneventful 2025/2026 school year; personally, he has a sixth grader.
2. Ms. Hollis encouraged folks to participate and buy from the Hartford Fair kids this week, they work hard.
3. Mr. Green added that there is more traffic through town this week, people should be cognizant of that, fair, school and sports are starting up.
4. Mr. Green asked if they could get a report on the presentation to the Commissioners that happened today. Mr. Staneart said that was today at 2:30 and council has been emailed the slide deck presented and the executive memo that was sent to the Commissioners. He said he was able to talk about some of the key, high level points of the facility plan that has been submitted in draft form to the Ohio EPA, they wanted to share that with the County Commissioners, they just want to keep them informed and give an opportunity for their questions and feedback.
5. Mr. Green asked if there was a process for paying water bills if there were a hardship of some kind. Ms. Monroe said there is a process laid out in the city ordinances that allows them to split the payment, there are also several non-profit businesses and churches that offer assistance to those having trouble paying their bills. Residents may contact the city utility billing office for contacts.
6. Mr. Green inquired on organizational process for the CODA board. Mr. Staneart said the board was already established. Mr. Traphagen said the board is "on demand" when an application is received for a major economic development project, there is no need to meet on a recurring basis. An email of the board members will be sent out, the board could meet ahead for an understanding of roles and to establish bylaws.
7. Mr. Selan said the American Legion breakfast is next weekend, and then back to school.
8. Mayor Barnard highlighted the Farmer's Market tomorrow night 4:30-7:30pm, the National Honor Society will assist set up and tear down. September 6th is the River Round-up, he encourages all of council to participate, they will be cleaning up debris in the river from Whit's to the sewer plant.

15. 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 applicant, with possible other business to follow.; Tiffany Hollis seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 6 - 0

Council entered Executive Session at 7:31 pm and returned to Regular Session at 7:49 pm.

Mayor Barnard introduced **Resolution 2025-32** to appoint a member to the Planning & Zoning Commission. Mr. Barnard said that City Council has made the recommendation to appoint Brian Hiebel to fulfill the term on the Planning & Zoning Commission that ends December 31, 2027.

ACTION: Donald Barnard moved to pass Resolution 2025-32 appointing Brian Hiebel to the planning & zoning commission; Dave Selan seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 6 - 0

16. Adjourn

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

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

NOES: None

ABSTAIN: None

Passed 6 - 0

The meeting adjourned at 7:49 p.m.

Next Council Meeting August 19, 2025