



Regular Council
Tuesday, October 7, 2025 - 6:30 PM
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for October 7, 2025 at 6:48 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, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Heather Green - Design Review Board, Teresa Monroe - Clerk of Council

Public present - Nick Hubbell, Nichole Shook, Jamie McNally, Andrew Bower, Matthew Huggins, Gale Hatfield, Jesse Coppel, Chip Dutcher, Vicki Dutcher

3. Invocation

Mr. Kobel

4. Pledge of Allegiance

5. Approval of Agenda

No changes to the agenda.

ACTION: Bob Orsini moved to approve; Jeff Barr seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 7 - 0

6. Proclamation

City Council honored former Mayor Chip Dutcher for his past service to the city and read a proclamation.

7. Correspondence

a. Department of Commerce; Liquor Control

Granville Milling Co. has applied to the Ohio Department of Liquor Control for an Economic Development Transfer (TRES) for a liquor license in support of an economic development project. City Council must consider whether they consider it an economic development project in their jurisdiction. Clerk Monroe said the city received one of these applications back in 2016 and the council at that time did not sign off. Mr. Orsini said he is a no until someone can help him understand how this is an economic benefit to the community, he would like the applicant to present with some details. Council decision to invite the applicant to the next meeting and give some details on what project he is planning.

8. Citizen comments on matters not on the agenda

No comments

9. Council Committee reports

- a. **Planning & Zoning:** Met 9/23/25; Next 10/14/25 @ 6:30 pm council chambers
Approved a lot split on Green Chapel. Discussed the Light Manufacturing zoning district, working to amend the ordinance.
- b. **Design Review Board:** Met 9/23/25; Next 10/14/25 @ 5:30 pm council chambers
Reviewed an application for a home expansion and remodel and garage addition on Main Street, tabled until material samples are provided. Approved signage for Jersey Mike's and for Freya Aesthetics. Had some discussion on the Design Standards document, working on getting a joint meeting together. Mr. Barr asked if there was a date for the opening of Jersey Mikes's. Ms. Green said they were waiting until they had sign approval, that they do not open stores without signage in place, she thinks she saw October 13th on their website.
- c. **Safety & Service:** 10/7/25; Next 11/5/25 @ 5:30 pm council chambers
An additional meeting was added for October 21st at 5:00 pm, they will split time with Finance Committee. Ongoing discussion on the 62/37 intersection with American Structure Point and what the best course of action is. Legislation review on golf carts, council will see a draft tonight. They did not get to the food truck ordinance, Mr. Green said he would like to bring that up in other business. Also discussed a tree off East Jersey, talked about street lights and talked about a traffic solution in Concord East. Mr. Barr said he would like the administration to bring some kind of pragmatic plan to replace our sodium halide lights with LED and associated dollars to budget each year. Mr. Orsini said as we change the lights, some of the poles need painted, he realizes it is not the city's responsibility, but it would be nice if the city could put in some standards and colors so that if a homeowners association or set of volunteers wants to paint while the cone is off, it would be a lot easier.
- d. **Finance:** Next 10/21/25 @ 5:30 pm council chambers

10. Director Reports

- a. Service Departments: Water, Sewer, Street
Reports included in the packet, Mr. Liggett answered council member questions on items within. Some discussion on events held downtown and the event permit process, Mr. Barr said he would like to know the amount of time staff is putting in and should there should be an appropriate permit fee to cover the cost, because if the event didn't take place, they would be doing other city work. Ms. Hollis agreed that the whole process should be reviewed because it is getting busier and busier. Mr. Barr said he would like to know the process, what we do now, and any recommendations. Mayor Barnard asked Clerk Monroe to write out what the process is sometime in the next month.
- b. Service Director
Report included in the packet, Mr. Liggett highlighted items. No questions were asked.

11. Tabled Legislation - None

12. Public Hearings of Legislation

- a. **ORDINANCE 10-2025** AN ORDINANCE SETTING THE COSTS FOR THE CERTIFICATE OF REGISTRATION FEE AND THE CONSTRUCTION PERMIT FEES FOR THE RIGHT-OF-WAY PROGRAM AND DECLARING AN EMERGENCY
This sets the fee for maintaining the right of ways throughout the city. Our right of way coordinator calculates this fee and will be sending the invoices, he requests emergency passage in order to get them out immediately. The fee has not increased from last year.

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

ACTION: Bob Orsini moved to waive the second reading of Ordinance 10-2025; 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

ACTION: Bob Orsini moved to pass Ordinance 10-2025; 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. **ORDINANCE 11-2025** AN ORDINANCE TO ACCEPT AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF JOHNSTOWN

Jamie McNally with Johnstown Land Company was present for introduction, he said this is the first of two readings. He said this parcel has been annexed into the city and this will zone it the same as the surrounding parcels. When property annexes in, it automatically comes in as Agricultural, the surrounding properties are Planned Development.

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

Council vote on October 21st.

c. **RESOLUTION 2025-37** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO NEGOTIATIONS WITH LEADCOR REGARDING PERMITTED USE OF THE CITY'S RIGHT-OF-WAY (ROW)

Sean Staneart said for the past few years, the city has taken a different approach to granting right of way requests within the city. He said in doing so, we have identified that our right of way is something that we also have to maintain to operate our existing infrastructure, so when projects are requesting the ability to locate there, it is then something that will have to be worked around at a later date, creating somewhat of a hardship for the City of Johnstown. All applications now have a little more scrutiny associated with them. Typically, the projects in the right of way service the residents of Johnstown, some type of utility associated with electric, water or internet. This request is different, there is no service that will be provided to the residents of Johnstown, it passing through the city and using the right of way. Mr. Staneart said that this creates a hardship, he felt the city should be compensated for this so working with the utility installer, he articulated our position and was able to have some high level conversations which led to some calculations that he shared with them relative to the cost of them going around Johnstown versus them going through Johnstown. Mr. Staneart said at the end of the day, his proposal right now is that the city accept no less than \$400,000. He said he has vetted this with a couple council members, the Mayor and President of Council, to get some feedback without violating Sunshine Law. Tonight he requests that council authorize him to continue the negotiations in a little more formal setting that would allow him to sign a negotiated piece, provided that the compensation to the city is no less than \$400,000.

There was no debate by council.

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

ACTION: Tiffany Hollis moved to approve Resolution 2025-37 as written; Bob Orsini seconded and the vote was as follows:
AYES: Tiffany Hollis, Mayor Barnard, Wesley Kobel, Jeff Barr, Bob Orsini, Dave Selan, Ryan Green
NOES: None
ABSTAIN: None

Passed 7 - 0

d. **RESOLUTION 2025-38** RESOLUTION TO APPROVE THE FINAL DEVELOPMENT PLAN FOR CONCORD CROSSING EAST PHASE 3

Sean Staneart said looking back through the records, Planning and Zoning went through this process and did give a recommendation for the final development plan but it had never been taken to council, likely due to timing on the phases, this one is now moving and they would like for the plan to be fully approved.

Andrew Brower representing Schlabach Builders said that this is Phase 3, a little backwards, they did Phase 4 before this, this section is a little less than twelve acres, there are thirty-four lots and a reserve area. Ryan Green asked if we ever got an answer on why the street widths on Cannondale are different, the existing is wider than the new. Jack Liggett said there is no solid answer or cause they said, the other roads are just wider. His investigation shows no reason why the initial roads are wider, the new road meets current width requirements. Ryan Green said in the last section, there was a separate paving done after so many houses were built, it looks like they are up to the final paving grade at this point, and they haven't built anything yet. Jack Liggett said he talked with EMH&T about that because in Phase 4, the developer opted to just go to the intermediate course while they built the houses on that street so there would not have to be any repairs to the final course. He said they have no requirement for that other than when we do the final inspection on Phase 3, if the top course is damaged or scored in any way, we will not accept until it is resurfaced. Mr. Green said they definitely appreciate what has been done on these, initially when Schlabach came in and took over the project, these lots were actually widened, originally these lots were much smaller, we are looking at a much better neighborhood now. Mayor Barnard asked how the city could mandate that Schlabach's construction trucks go down Middleburn, straight through, instead of going on Bottecchia and turning left, that they are tearing up the road, they fixed it last year and Schlabach paid for part of that, he thinks it would save them and us money if they could just go straight through. Mr. Brower took some notes and said he would talk to them.

Public Hearing:

1. Gale Hatfield asked some questions relative to the paving, answered by staff.

Mr. Staneart said relative to Mr. Green's question whether the city can require Middleburn be fixed subject to final inspection, he said probably not, because it was not part of the developer's agreement, that is something they may want to proposed amending. Mayor Barnard asked Mr. Brower to take their concerns back to Mr. Schlabach, he said he would do that. Mr. Barnard said they have been wonderful to work with.

ACTION: Ryan Green moved to approve as written; Jeff Barr 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

- a. **ORDINANCE 09-2025** AN ORDINANCE TO REGULATE THE OPERATION OF GOLF CARTS ON PUBLIC ROADWAYS WITHIN THE CITY OF JOHNSTOWN THAT HAVE AN ESTABLISHED SPEED LIMIT NOT GREATER THAN 35 MILES PER HOUR.

Mayor Barnard said as we have seen, more and more golf carts are showing up on our roads, it is something that our residents enjoy, and it is something that can be beneficial to our community making it more accessible and welcoming. He said he asked Chief Smart to look into this because it is something not currently allowed. Chief Smart said this is to allow golf carts and reviewed the legislation. Mayor Barnard said this was forwarded by the Safety & Service committee and recommended to council for discussion. Chief Smart said that the golf cart would go through an inspection through the Police Department, people will have to have a license, insurance, the headlights, brake lights etc. He added that the prohibited roadways are his recommendation for safety and thinks this is the best approach to be proactive as we move forward as a city. Mr. Barr said he aligns with the 62 thought but asked if Chief could talk about why he thought 37 aka North and South Main Street should be prohibited. Chief said it is a very busy roadway in our city, there are multiple lights and crosswalks, that is also heavy truck traffic and golf carts go between twelve and sixteen miles per hour, concern for holding up traffic if they were to travel from Concord Crossing all the way to Leafy Dell. Bob Orsini said he doesn't like it at all, the vulnerability we would allow people to put themselves in, he thinks it prudent to prevent potential disasters, he can see a seventeen year old kid crossing 37, pulling out at five miles per hour and a semi-truck locking it up, in a car at least you have a chance of living. He said if they could look at age restriction, he could be convinced to look at it differently but not with the potential for sixteen to eighteen year old kids jumping in a golf cart that can't perform or protect them from their own bad decisions. Chief said they could restrict it to twenty-one and over. Dave Selan said he would still not be comfortable with it from a safety aspect. Mr. Orsini said with an older demographic or some type of restriction to prevent people from potentially putting themselves in a terrible situation due to youth, he would consider it. Mr. Barr asked Mr. Selan if that would change his mind, Mr. Selan said no.

Mayor Barnard opened the floor to any public comments:

1. Nichole Shook

- Said she owns a golf cart, they do not let their sixteen-year-old son drive it, he would not be able to drive it outside of Leafy Dell, she would have no problem with a twenty-one or older age limit. She does know there are a couple people in Raccoon Creek that have golf carts and they would be excluded from ever leaving their neighborhood, maybe they could add some golf cart crossing signs, like at the particular hill on Edwards. She thinks it is a fun atmosphere for the town, she is fine with not having them on 62 or 37, she encouraged council to look at all aspects of this, she thinks it is a great small community and city to be able to do that in and to allow people to have a win for the city, they haven't had very many. She said she is speaking for several people who have golf carts and could not be here tonight.

No further comments from the public. Council discussion on potential edits, ultimate decision to restrict age to twenty-one and over, keeping the prohibited streets as is.

14. Other Business

1. Mr. Barr thanked the PTO and booster clubs associated with the school for last week's homecoming events, there were many downtown businesses and sponsors involved.

2. Mr. Kobel asked if council members were running concessions at the next football game, other members said yes.
3. Mr. Green said the Johnstown adult softball league wrapped up, they have a champion in their midst, congratulations to Jeff Barr.
4. Mr. Green asked if there was any consideration given to people who have extenuating circumstances for water shut off, such as a death in the family or identity theft where their account is locked up, if they can prove hardship, can the city waive fees and give that back. Mr. Liggett said in general we follow our ordinances as written, but there is a section for hardships. Mr. Staneart said there is a provision in the ordinance to make an adjustment if they call us prior to shutoff. Ms. Monroe said the ordinance allows people to pay half of their bill in the current month and the other half with the following month's bill. She said If that is not helpful, there are several generous non-profits in town that have offered assistance with those facing a hardship. The ordinance mandates fees so those are not waived. Additionally, customers may call the office and get an extension. Mr. Liggett said customers receive very ample notice of shutoff.
5. Mr. Green brought up the food truck ordinance, he said he doesn't think we apply it evenly because food trucks show up at a downtown events and they don't have to file a permit but if one shows up on private property, they have to file a permit. He said he just wants to make sure things are applied evenly and that we are not too restrictive on what we have to the point it drives away business. Mayor Barnard said a few years ago when this was discussed, he was very supportive of food trucks but after seeing our local brick and mortar businesses struggle to stay open with food costs and prices, he is not as supportive, that they need to be protective of our businesses that spend the money to establish here. Mr. Green said that was the original premise but now they have had a few years to see how it is actually applied. On private property, we apply license and fees but if you have an event downtown, food trucks come in and they don't have to file anything and don't have a fee, it is much easier for them. He wants to see if there is anything in the current code they could take out, the state and county do a good job at qualifying these food trucks. He wants to examine the permit fees on private property versus an event. Mr. Barr said he thought this was on the agenda for Safety & Service committee, Mr. Green said it was, but he thought they could bring it here. Mayor Barnard said this should stay with the committee for longer discussion. Mr. Staneart asked Ms. Monroe to explain the permit process. Ms. Monroe said the city applies the food truck ordinance when it pertains to a food truck on a private property. Food trucks as part of an event held on public property are charged and regulated by the event holder who gets their permit from the city. Mr. Selan asked Mr. Green to put together his examples of what is conflicting, examples of where we haven't applied it evenly from one truck to another. Mr. Staneart asked Mr. Green to do a red line version of what he would change. Mr. Green said this could go back to Safety & Service Committee.
6. Mr. Selan asked that people use caution on social media when there are rumors flying around, especially when it relates to children and mistakes they make.
7. Mr. Selan said there are two Meet the candidate nights, Saturday, October 18th at the American Legion, 11:00 am - 1:00 pm, candidates for Johnstown-Monroe School Board, Johnstown City Council and Monroe Township Trustee have been invited. It will be an open forum, each candidate will have their own table for people to come meet and talk to them. The second is October 23rd in council chambers, 5:30-7:30 pm.
8. Mr. Selan said to piggy-back off of Mr. Barr and homecoming, Emily Dague, Sarah Penrod, Ashley Wetzel and the entire crew of the PTO did an amazing job of putting together a theme. Also thanked Bri Warner and the high school choir who sang an amazing rendition of We are all Johnnies. He said there are a lot of very good things going on here in the city.
5. Mayor Barnard encouraged any candidates running for office to follow the regulations on where political signs can and cannot be placed, they should be in yards, not the right of way area between the sidewalk and road.
6. Chief Smart said the Johnstown Police Officer's Foundation will be assisting the American Legion at the 18th breakfast helping to serve. There will be a Sargeant and an Officer swearing in on the 21st.

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

ACTION: Donald Barnard moved to enter Executive Session to consider the employment of a public employee, with no business to follow and to include all council members; 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

City Council entered Executive Session at 8:14 pm. and returned to Regular Session at 8:30 pm.

16. Adjourn

With no further business, a motion and second to adjourn carried 7-0.

The meeting ended at 8:30 pm.

Next Council Meeting October 21, 2025