



Regular Council
Tuesday, December 2, 2025 - 6:30 PM
MINUTES

1. Call to Order

Mayor Donald Barnard called to Order the City of Johnstown Regular Council Meeting for December 2, 2025 at 6:42 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 (Virtual), Jack Liggett - Service Director, Rusty Smart - Chief of Police, Kyle Cook - Planning Commission, Teresa Monroe - Clerk of Council

Public present - Mike Eltringham, Shirley Hendren, Michael Rush, Nick Hubbell, Nicole Shook

3. Invocation

Mr. Kobel

4. Pledge of Allegiance

5. Approval of Agenda

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

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

NOES: None

ABSTAIN: None

Passed 7 - 0

6. Proclamation

Councilman Dave Selan presented Mike Eltringham with a Proclamation on behalf of City Council, for his service to the community.

7. Correspondence

a. Ohio Department of Commerce; Division of Liquor Control

The city received two Notice to Legislative Authority letters from the Division of Liquor Control for permit transfers. City Council had no objection and did not request a hearing.

8. Citizen comments on matters not on the agenda

1. Mike Rush

- A resident on Duncan Plains, says his property is severely impacted by the Groves electrical substation being built. He said a lot of stress to his family could have been easily avoided, adjacent property owners should have been contacted and told what was going to happen around their properties. He saw survey stakes going in and being placed poorly and they said they were going to cut down pine trees along his back property that he has been planting for the last thirty years. After many emails and phone calls, he got a hold of the right people who came and walked his property with him, they are working with him to preserve his property and even add more trees. He said the second thing that happened, with the big drainage pond they are putting back there, there is an incredible amount of
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water that flows through his property underground ninety percent of the time, the other ten percent, there is an incredible amount of water that flows over the surface of his property during big storms. No one was aware of this, he was able to talk with one of the contractors who showed him the plans, they are going to build the retention pond, hold the water back and slowly drain it out on the surface to a pipe that leads to nowhere on his property. He has a twenty-foot long, twelve inch wide pipe that goes under one of his walking trails, just to preserve his trail, but it goes nowhere. When the big rains happen, he wants water to flow under his trail versus washing it out. He said his property is dry ninety percent of the year, and what they are proposing, every time it rains, he will have surface water. He said he had a meeting with the engineers, Mr. Stanearth attended with him, it was a very productive meeting, they were very receptive, they did not have any idea that underneath their property was a twenty-inch field tile that drained the entire property, it was very positive, they are proposing to change their design so when the pond drains, it will go to a surface drain then to the field tile to keep his property dry. He said he hasn't heard anything back yet and if for some reason this does not work out, he asks council to have his back, they cannot flood his property every time it rains, the character of his property needs to remain the same. He said there is going to be development, his ask is that he and others are notified of the proposals.

- Asks that the bright security lights are not used.
- Asked if there was any information on what is going to happen to Duncan Plains Road. Mayor Barnard said there has been no news on it, they have not gotten anything. He said he volunteered his side of the street to have the bike trail.
- Regarding the stop light at Duncan Plains and US 62, if you want to make a left turn, the traffic coming off of Clover Valley and Duncan Plains heading east, you cannot make a left turn, that light needs to be improved for left turns heading west on Duncan Plains at busy times. It was noted that light is not controlled by the city, possibly township or ODOT.

9. Council Committee reports

- Planning & Zoning:** 11/25/25 canceled; Next 12/3/25 @ 5:30 pm council chambers
- Design Review Board:** Met 11/25/25; Next 12/3/25 @ 6:30 pm council chambers
COA approvals for design on two buildings; the city water plant at 395 W. Jersey and the Johnstown-Monroe Local School District multipurpose building to be constructed on the 599 S. Main street parcel. Sign application approval for a business in the TSC plaza.
- Safety & Service:** 12/2/25; Next 1/6/26 @ 5:30 pm council chambers
Discussion on DORA, and signage in Concord Crossing East.
- Finance:** Next 1/20/26 @ 5:30 pm council chambers
Met last Monday for the budget which is on the agenda for a first reading tonight.

Dave Selan asked if other committee members of the Facilities Committee were available to meet prior to the council meeting next week, to review the American Legion lease. Mr. Barr and Mr. Green said they were, the meeting will be scheduled for December 9, 2025 at 5:30 pm.

10. Director Reports

- Service Departments:** Water, Sewer, Street, Service Director
Department reports included in the packet, Jack Liggett reviewed items in his director's report. Mr. Liggett complimented the street department on their work during the recent snow event.

Mr. Barr asked Mr. Liggett to expand on the lead letter that went out to residents. Mr. Liggett said

this is an EPA requirement and that we have a large amount of service lines that we don't know what they are made of. He does not believe there are any lead lines in the city, the last lead lines he saw were all on South Main Street, businesses, they ran a new water main down Post Office Alley and removed all the lead services. He said we have things working in our favor, most of the lines have been replaced with copper over the years, they are now moving to a pex material, but what really works in our favor is the type of treatment plant the city built thirty years ago. It is a lime-based plant, higher ph, water is not aggressive, so it is not eating into the pipes, the risk is very minimal. He is hearing that the EPA is going to come up with grants for checking lines to see what the material is, he is keeping his eye out. He added that every three years, they do lead and copper testing throughout the city and they have never gotten a hit on any of the houses they have checked. Mr. Barr asked what residents could do if they had a concern, Mr. Liggett said they can have their water tested by the Health Department or if invited, the city could come into the home to check what the pipe coming into the house is made of. Mr. Liggett answered other questions on items in his report.

11. Tabled Legislation - None

12. Public Hearings of Legislation

a. **ORDINANCE 12-2025** AN ORDINANCE TO ACCEPT AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF JOHNSTOWN

This is the old K-Ceps building, property owner was present at the last meeting. Mayor Barnard asked council members if they had any questions on changing the zoning from UR-1 to GCC-1; there were none.

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

ACTION: Jeff Barr moved to pass Ordinance 12-2025 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

b. **ORDINANCE 13-2025** AN ORDINANCE TO AMEND SECTION 730 OF THE CITY'S CODIFIED ORDINANCES

Second reading. This changes the requirements needed for a Food Truck permit in Johnstown.

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

ACTION: Ryan Green moved to approve as written; Tiffany Hollis 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

c. **RESOLUTION 2025-45** A RESOLUTION ESTABLISHING THE MEETING DATES AND TIME FOR

ALL REGULAR CITY COUNCIL MEETINGS FOR THE 2026 CALENDAR YEAR

Mayor Barnard reviewed the schedule proposed, some discussion on the Halloween costume parade date and the second meeting in October. No changes made at this time.

ACTION: Ryan Green moved to approve; Donald Barnard 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

- d. **RESOLUTION 2025-46** A RESOLUTION ESTABLISHING THE MEETING DATES FOR ALL REGULAR PLANNING & ZONING COMMISSION AND DESIGN REVIEW BOARD MEETINGS FOR THE 2026 CALENDAR YEAR

No comments by council.

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

ACTION: Jeff Barr moved to pass Resolution 2025-46 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

- e. **RESOLUTION 2025-47** A RESOLUTION ESTABLISHING SUBMISSION DEADLINES FOR PLANNING & ZONING COMMISSION AND DESIGN REVIEW BOARD APPLICATIONS IN THE 2026 CALENDAR YEAR

Ryan Green said he is glad to see applications due a month ahead, he just wants to make sure that when things are turned in, if they do have a meeting cancellation, that there is not a residential permit sitting for two months. Staff noted that the only time meetings are canceled are when there are no applications, or if there is no quorum.

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

It was noted that the resolution number on the exhibit needed to be corrected.

ACTION: Ryan Green moved to approve as written; Tiffany Hollis 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

- f. **RESOLUTION 2025-48** A RESOLUTION ESTABLISHING THE 2026 SCHEDULE OF HOLIDAYS FOR THE CITY OF JOHNSTOWN

The listed holidays are contractually obligated, Sean Staneart said that all contracts are not the same, the OPBA for police does list out the scheduled holidays, the service union contract states

them but has a provision that if the handbook, which is representative of anybody outside of the union, should change, that it will mirror that. Currently all are aligned with this schedule.

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

ACTION: Bob Orsini moved to approve as written; 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

13. Introduction of Legislation

a. **ORDINANCE 14-2025** AN ORDINANCE TO AMEND SECTION 1159 OF THE CITY'S CODIFIED ORDINANCES

Introduction and First reading. Sean Staneart said it has been brought up to council over the last calendar year, to review and evaluate the Light Manufacturing (LM) zoning district. The ordinance was sent to the Planning & Zoning Commission to review along with the City Planner, their recommendation is for passage of this modified ordinance. Ryan Green referenced (g), The following uses may be developed on parcels two (2) acres or larger that have frontage on and access from U.S. 62, Commerce Boulevard, or Greenscape Court. He said the only issue he had with that is there are a few businesses in there that have signaled they would like to develop more and grow, he said there is a mechanism under conditional use to do this but it is a larger process and also thinks it hurts us on site selection. He said he does like some of this because it is more open than what we have had in the past but he doesn't know if it has everything that we want. Mr. Orsini said under (f) (5) it talks about the prohibition of solvents, not completely, but that they are less favored, but then under (g), dry cleaning is listed and they are brought back in and specifically named, those two do not align. He said he is not necessarily opposed to dry cleaning plants, but he would like to see much more detailed language about preventative, proactive measures that if something would occur, that land isn't scuttled, the chemicals traditionally used are not easily cleaned up. He just wants to make sure if we are allowing it, we have provisions in place to handle a problem should it occur. Direction to have the city planner review. Discussion on the red line, staff to get council a report on what was removed and what was just moved. Mr. Staneart asked Mr. Green what were his suggested changes to the section he referenced. Mr. Green said he would add Endeavor Court and Sportsman Club Road under (g), he said if you were a developer or Atrium and you wanted to continue developing down through there, where you already own property, you would have to come in through a larger process of conditional usage. Sean Staneart said there was a thought not to include Sportsman Club or Endeavor because of council's previously stated concern that unlocking the large parcels of land could allow for a wide variety of uses that could impact the infrastructure related to that area, he said if it is council's intent to allow all of these uses in the entire district, they could just remove (g) all together. Mr. Staneart said he would add some caution, the unknown they may get unlocking those large sections of land, could have some implications with traffic and infrastructure without council having any say. Mr. Green said they need to have more discussion, that (g) is limiting to what the properties are currently intended for. Mayor Barnard said in the past, council has limited this so they have to come to council to get permission to do that business there, to have more say over what can and cannot go there. Mr. Staneart said the original LM code was very restrictive and over the entire area, hearing what council was saying, allowing uses to be expanded in the area already developed, the buildings are already there, they know what they are getting, and limiting to parcels two acres or larger. Mayor Barnard asked what would be the problem with just adding Endeavor to the

ordinance. Mr. Stanearth said that would open up a huge tract of land and with that it could open the door to some type of industry that has large levels of employment or traffic, if expanded, the uses are entitled, all of the listed businesses would be outright allowed and would not need to come through council. Ms. Hollis asked if they would still be required to do a traffic study. Mr. Stanearth said with the entitlement, it would make it very complicated to request any type of traffic study. Mr. Orsini said the way he looks at this is does clearing a path for more development over there outweigh the potential risk of getting development that may not be ideal or the best fit or cost for the city. When it comes to an unknown, they can still develop there, they just have to come from scratch, present what they want to do and go through the hoops. He said these are large pieces of property, so to him, to add a speed bump of not being entitled to it, giving council a chance to review, to see how it fits, that speed bump is not only warranted, it is advised in this circumstance to prevent a hodge-podge of things popping up and then trying to make all the pieces fit together after the fact. It is not a no, it's just not a big flag saying if you have a shovel ready job that meets one of these, we are ready to go. He does not see a compelling reason to remove it, he doesn't think it will make us miss opportunities for businesses we want. Mr. Green said this draft is much better than what we have currently been working with. In the audience, Kyle Cook asked if there was a way to make uses permissible but still have to have traffic studies. Mr. Stanearth said it makes it more complicated, condition, by definition, means there is an opportunity to put additional conditions associated with the entitlement, without the conditional piece in there, you can certainly request a traffic study but it makes it more difficult, he could get them a more definitive answer, it is a great question. Mr. Stanearth added that Endeavor Court unlocks forty-eight acres, the other large parcel to the east, he believes in the Comprehensive Plan, it may be flipped to residential, if they are going to unlock the back half manufacturing, then they need to consider unlocking that so it is all consistent. He said he can't understand the logic to do Endeavor and not Sportsmanclub, if they do one, they might as well do the other because they both unlock a fair amount of land, and he thinks if they didn't do that, they could have some legal challenge associated with one property owner versus another. Mayor Barnard asked if Mr. Stanearth could find out and get them some answers.

Mayor Barnard said there will be a second reading and public hearing next week.

b. **ORDINANCE 15-2025** AN ORDINANCE TO AMEND CHAPTER 1177 OF THE CITY OF JOHNSTOWN CODIFIED ORDINANCES

Introduction and First reading. Sean Stanearth said there is a formula for wall signs in the GCC-2 zoning district, based on the linear footage of the building, he would argue that the original intent of this formula was to have it as multiply, not divided by. Some examples were discussed.

No opposition by council, no comments from the public, second reading and public hearing next week.

c. **ORDINANCE 16-2025** AN ORDINANCE TO APPROVE EXPENSES AND OTHER EXPENDITURES OF THE CITY OF JOHNSTOWN, LICKING COUNTY, STATE OF OHIO, DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026

Introduction and First reading. This is the draft budget for 2026, Mayor Barnard said the details requested on contractual services were reviewed in Finance Committee tonight, there were also questions on the Port Authority split; there was \$944,000, \$372,000 went to the sewer improvement fund, \$372,000 went to the water improvement fund and \$200,000 went to the Budget Stabilization fund. He said they reviewed the breakout of taxes, the city is bound to have twenty-eight percent of our funds go to Capital Improvements, of that, \$345,000 is going to principal for debt, \$104,000 is going to interest, \$450,000 is budgeted for streets and highways (capital projects), \$63,000 is going to streets and highways for the Leafy Dell project (traffic signal). Mayor Barnard recapped other questions on the budget that were discussed in committee; the fireworks budgeted at \$15,000 (later determined \$10,000 for fireworks and \$5,000 is council/other organizations), the Christmas tree at \$5,000, GROW Licking County for \$10,000. Discussion on the

annual payment to GROW Licking County, Mr. Orsini said if we proceed in providing that money to them, he would recommend asking that they come back with an accounting of what effort they put in for the City of Johnstown. Mr. Barr agreed, he would like to know the return on investment. Sean Stanart noted that they represent all of Licking County, and we don't have a seat on the board. Some follow up investigation by staff to include city ROI. Mr. Barr discussed fireworks, he reiterated that we are a one percent income tax city, is there a better organization that can fundraise, solicit, etc. rather than the city fronting the money. Dave Selan said if removed, none of the other funding generated last year is guaranteed at all, this would essentially put them at zero. Mayor Barnard said his thought is to approve the funding for it this year, and if they want to make a change, look at it mid-year next year so they can prepare.

Mayor Barnard opened the floor to public comment. Nicole Shook said she wouldn't say to take the fireworks funds out or leave them in, but gave an example of a small community (Somerset, Ohio) who spent \$35,000 on fireworks for a twenty-two minute show, the council gave \$2,500 and the community raised the rest.

Mr. Orsini said he thinks they should give it to Parks and Rec, as part of their starting fund, and they can allocate it as they see fit. Mr. Selan said he has gotten feedback that if the city were to remove all or part of that funding, some of the major sponsors would also pull back, they said if the city is not paying money then why should they. Mr. Selan asked if council would be comfortable with language that if any municipality's additional donations, outside of hourly, fire department etc., would offset the city's contribution; Mr. Barr said he would be comfortable with that. No change was made.

Discussion on the Flock security cameras and the \$15,000 in the budget. No change was made.

Discussion on contractual services, Mr. Green said he would email his questions. Mr. Barr said he thought the breakdown was going to be in this document. Council direction to have the Finance Director provide that and send out this week. Mayor Barnard said he would get the other fourteen contractual services accounts, Mr. Stanart said they would get them the answers. Mr. Green asked about the \$20,000 for sidewalks, the normal budgeted amount is \$5,000, this was increased in case the Safe Routes to School grant was applied for.

Second reading next week at the December 9th meeting.

14. Charter Review Discussion

Dave Selan said the deadline for applications has come and gone, how did council want to proceed. Two letters of interest have been received, from Mr. Selan and Mr. Orsini. One appointee may be a council member, there are two applicants still needed. Interest will be left open.

15. Other Business

1. Mr. Orsini congratulated Mr. Liggett and the street crew for a good job during the recent snow event.
2. Mr. Barr thanked Chief Smart and the officers who were at the school crosswalks monitoring traffic.
3. Employee benefits luncheon details confirmed, council members invited to attend.
4. Mayor Barnard confirmed Mr. Selan would have some legislation ready for their "visitor" at the next meeting.
5. Mr. Green echoed the thank you to the service employees who worked Thanksgiving. Encouraged people to be safe during deer gun season.
6. Mr. Selan said the CCL Santa Parade is Saturday at 5:30pm, the cookie walk will be at the Methodist Church prior to. Mr. Barnard said the 1K fun run starts at 5:25 pm, proceeds benefit Adopt a Child.
7. Mr. Selan said the American Legion is having their toy drive, there are drop boxes in several businesses around town. Also, they have one more day with the Creekside drive for funding Shop

with a Hero, he is happy to say they are closing in on \$3,000, he thanked those who have donated.

16. Adjourn

ACTION: Mayor Barnard moved to adjourn; Bob Orsini 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 8:41 pm.

Next Council Meeting Tuesday, December 9, 2025 at 6:30 pm.