



Regular Council
Tuesday, March 3, 2026 - 6:30 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Regular Council Meeting for March 3, 2026 at 6:45 PM.

2. Roll Call

Present - Mayor Tiffany Hollis, Ryan Green, Donald Barnard, Jeff Barr, Kyle Cook, Nicole Shook, Matthew Huggins
Absent - None

Staff present - Dave Delande - Acting City Manager/Finance Director, Dave Riepenhoff - City Labor Attorney, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Teresa Monroe - Clerk of Council

Public present - Terri Fetters, Sam Stewart, Doug Sharp, Julie Sharp, Natalie Lindsay, Carmella Bojarzin, Breyanna Huggins, Ellen Huggins, Regan McLaughlin, Brian McLaughlin, Nichole McLaughlin, Blake Bojarain, Kenneth Sanders, Terry Lindsay, Melinda Fulks, Arelia Priest, Ashlee McFadden, Harlie Laym, Jamie McNally, Sabrina Daley, Phil Baker, Anne Evans, Jeffrey Sheridan

3. Invocation

Mr. Huggins offered the invocation.

4. Pledge of Allegiance

The Pledge was led by The Learning Spectrum students.

5. Approval of Agenda

Mr. Cook moved to approve the agenda, Mr. Green seconded and all were in favor, motion carried 7-0.

6. Proclamation; Developmental Disabilities Awareness Month

On behalf of City Council, Mr. Huggins read a council proclamation in honor of Developmental Disabilities Awareness month. Mayor Hollis proclaimed March 2026 as Developmental Disabilities Awareness month in the City of Johnstown, the proclamation will be presented to the Licking County Board of Developmental Disabilities.

7. Lettuce Work - Presentation

Doug and Julie Sharp, Co-founders of Lettuce Work attended to provide Autism awareness and highlight opportunities for employment and volunteer work at their retail nursery. More information can be found on their website at lettucework.org

8. The Learning Spectrum School - Presentation

Natalie Lindsay, Education Director at The Learning Spectrum School, and High School teacher Ms. Mel Bojarzin, attended to inform people about the education program at the school. The Learning Spectrum serves children with autism and related special needs, they have sixty-two children enrolled. More information can be found on their website at thelearningspectrum.com

9. Citizen comments on matters not on the agenda

1. Anne Evans

- Said the Perry Miles Estate is one hundred and seventy some acres that belong to the people of Johnstown. She said when you read Brigadier General Miles' will, his heart was in Johnstown, he wanted them to have every material thing he had, and they are not giving it to us. This has gone on for years, he died in 1960. She said she is fighting this and asked if the city had a lawyer that can check into this and get what belongs to the town back, she hates the injustice.

2. Sam Stewart

- Said he is a city resident since 2021. Said he came to talk about his concern with the decision process for leaving the JAG/Coalition. When he moved here, he realized very soon that development was coming. He was out of town on January 6th and came back and found out they had made a decision to pull out of JAG on the first council meeting after the election. He said he pays attention to politics, and he did not hear this topic come up at all during the election, he went and listened to candidates, read the newspaper, and now all of a sudden, we've gone like 180 degrees, and when somebody calls something scorched earth, he says "Wow, something's going on here." He said he did watch the video and it looked rushed. He asked why we would be doing something that goes 180 degrees from what we were moving towards in the first place? Said that seriously concerned him, that this influences this part of the county, not just us, but the surrounding smaller communities and the townships, we're one of the hubs for that. Said then he came on the 17th and listened to a whole string of people come up and say, why are we doing this? He started researching, he tried to get a hold of Kent Mallet because when he was here in 2022 during the recall, his columns in the Newark Advocate were excellent, it helped him understand what was going on, it helped him decide how he was going to vote. Kent Mallet retired. He said at the February 17th meeting they were told that within 30 days, they would get an explanation for why this happened and it's day fourteen, he doesn't want to miss it, and asked how they would hear something? He would like to hear the arguments for staying or for leaving. This was done on the tax that was proposed, he voted for it, it was spelled out so everybody could look at the two options and then decide which direction to go, that's representative of democracy, and to him, this wasn't, it just came at us like a freight train, and he doesn't think he is alone on this one.

10. Action on Minutes; a. February 3, 2026; b. February 11, 2026; c. February 17, 2026

Mayor Hollis said that everyone was present for all three meetings and they could approve these as a block.

ACTION: Ryan Green moved to approve; Nicole Shook seconded and all were in favor.
AYES: Mayor Hollis, Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins, Don Barnard, Ryan Green
NOES: None
ABSTAIN: None

Passed 7 - 0

11. Council Committee reports

- a. **Design Review Board:** Met 2/24/26; Next 3/10/26 @ 5:30 pm council chambers
Board approval of two COA demolition permits, vacant single family homes in the PD district.
- b. **Planning & Zoning:** Met 2/24/26; Next 3/10/26 @ 6:30 pm council chambers
Commission did a first pass review of the zoning text amendment to 1187 for the Design Guidelines.
- c. **Facilities Committee:** 3/3/26 5:00 pm; Next TBD
Continued dialogue with Jeff Szabo representing the American Legion, made good progress with the first amendment to the lease, they will work with the City Law Director on legal review. Mr. Barr said they also talked about the city working with our Acting Manager to enter into a professional services agreement with a local commercial relator, the city has a definitive time in this building and need to find another location for city hall, having that relator onboard, if an opportunity came available and council wanted to move on it, we have someone to represent us and be ready to go. Reinvigorating the CIC could be beneficial, Mr. Delande is following up with legal.
- d. **Safety & Service:** 3/3/26 5:30 pm; Next 4/7/26 @ 5:30 pm council chambers
Committee reviewed the Honorary Street Sign applications that were received and recommended moving forward with those. Mr. Green said they will continue to review the requirements so they are making sure to honor the best of Johnstown. Committee was also provided an update on the city's J2 well that is having some issues. Reviewed parking on Maple Street and Oregon and will continue to monitor. Discussed the tap and capacity fee study we will be doing, it should be reviewed every five years. Discussed the TAM which will be a study they will do and have further conversation on road quality throughout the city, to put together a plan, to realistically try to combat the issues residents drive over every day.
- e. **Rules:** Next as needed
- f. **City Management Oversight Committee:** Next as needed
- g. **Park & Rec Liaison updates**
Nicole Shook said they meet on the last Thursdays of the month at 6:30 pm in council chambers. They received an update on the Miles Estate, talked about the fireworks and named a liaison (Nick Hubbell), talked about a web page, communication tools and had an update by JYAA on how GJPRD can give their support.

12. Director Reports

- a. Service Departments: Water, Sewer, Street
Department reports were included in the packet, no questions were asked.
- b. Service Director
Report included in the packet, Jack Liggett reviewed items. No questions asked.

13. Tabled Legislation - None

14. Executive Session to prepare for, conduct, or review a collective bargaining strategy

ACTION: Matthew Huggins moved to enter executive session to prepare for, conduct, or review a collective bargaining strategy, to include all of council, Mr. Delande, chief smart and Mr. Riepenhoff; Ryan Green seconded and the vote was as follows:
AYES: Matthew Huggins, Donald Barnard, Mayor Hollis, Ryan Green, Jeff Barr, Kyle Cook, Nicole Shook
NOES: None
ABSTAIN: None

Passed 7 - 0

Council entered into Executive Session at 7:28 pm and returned to Regular Session at 7:52 pm.

15. Public Hearings of Legislation

- a. **RESOLUTION 2026-15** A RESOLUTION TO APPROVE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF JOHNSTOWN AND THE OHIO PATROLMEN'S BENEVOLENT ASSOCIATION (FULL-TIME POLICE OFFICERS) SERB NO. SERB NO. 2025-MED-09-0990

ACTION: Jeff Barr moved to approve as written; Kyle Cook seconded and the vote was as follows:
AYES: Jeff Barr, Nicole Shook, Matthew Huggins, Donald Barnard, Ryan Green, Mayor Hollis, Kyle Cook
NOES: None
ABSTAIN: None

Passed 7 - 0

- b. **RESOLUTION 2026-16** A RESOLUTION TO APPROVE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF JOHNSTOWN AND THE OHIO PATROLMEN'S BENEVOLENT ASSOCIATION (FULL-TIME SERGEANTS) SERB NO. 2025-MED-09-0991

ACTION: Kyle Cook moved to approve; Matthew Huggins seconded and the vote was as follows:
AYES: Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins, Donald Barnard, Ryan Green, Mayor Hollis
NOES: None
ABSTAIN: None

Passed 7 - 0

After passage, Jeff Barr congratulated Chief Smart and thanked him for his leadership in the negotiations with the city labor attorney Dave Riepenhoff, Mr. Barr said one special note in the contract is that the entry level pay for our police officers rose allowing Chief to better recruit the talent and skill set needed to serve and protect in the community, he thanked him for his hard work. Mayor Hollis added that there were only three meetings, the negotiations were handled quickly.

- c. **RESOLUTION 2026-17** RESOLUTION AS REQUIRED BY O.R.C. 709.023(C) SETTING FORTH MUNICIPAL SERVICES THAT WILL BE PROVIDED TO 99.4 +/- ACRES OF

LAND IN MONROE TOWNSHIP (LICKING COUNTY), OHIO IF ANNEXED TO THE CITY OF JOHNSTOWN, OHIO

Jamie McNally with the Johnstown Land Company was present, he said this property is currently in Monroe Township and there is ninety-nine acres that would be annexed into the City of Johnstown, that annexation request has been filed and they are currently in the waiting period. As part of the annexation, one of the requirements by the County Engineer is for the City of Johnstown to say, if the annexation is approved, if the applicant decides to go forward with the annexation, and if the city approves the annexation, that it would provide sanitary and water services to the property. Tonight is not about guaranteeing water services, just that if, they continue down the path, this is one step in a series of conversations we will have over the next three months. Mr. McNally reviewed the map of the current city boundary and the proposed annexation, he said this area could be added as an additional sub-area of the PD, it could be sub-area 7 or sub-area 1, b or d, it depends on what the proposed use ends up being. The service agreement says if this annexation does go through, they would bring water and sanitary service there and it would likely be brought through the proposed infrastructure development agreement they will continue to have conversations about, where Johnstown Land Company would be paying for one hundred percent of the cost. Mayor Hollis asked if this were to be added as a new sub-area, would it fall under the current NCA, Mr. McNally said yes. He reiterated that the water and sanitary lines would likely be constructed by the Johnstown Land Company but then owned and maintained by the City of Johnstown. The exact routing of the water and sanitary is yet to be determined, they have engineered everything east of Clover Valley, the area west of Clover Valley is phase 2. Ryan Green said this goes with the next resolution and obligates the city to take care of the road inside that area. Mr. McNally said yes, similar conversation, as a county requirement, they didn't know if the city would be able to maintain the road if the annexation goes through. Mr. Green said his concern with taking care of the road, the current condition of the road is that it is closed and in pretty bad shape, in order for the city to take over a road, they would want it in a final condition where it is serviceable. He said our road budget is tight and his question is before the city inherits that road, can they get it fixed and back to a condition where it is serviceable, because right now some of the holes and the traffic that will continue to pound that road, would make it awfully tough for the city to do something feasible. Mr. McNally said they don't want anyone making decisions in isolation, right now ODOT is studying how to improve the six-point intersection and they feel like there is light at the end of the tunnel where they are going to be able to make a decision on design and how that dictates the future of Clover Valley and the construction will be a turning point too. They have also been working with the Licking County TID about potential Clover Valley upgrades because this is part of their scope. Mr. Green said it is in rough shape and based on the condition of our roads, he doesn't know what he can realistically promise for Clover Valley. Mr. McNally said he is hoping before the annexation and zoning is finalized, we have a little more clarity on the routing, the timing and the scope of what Clover Valley is going to look like long term. Mr. Green said according the diagram we are only getting half of the road and the county has the other half so we would have to work with the county and developers to try to get something done, realistically he knows this business park is going to be great in the next twenty years but we can't promise that business will be there earning us an income for the next five to ten in order to have money coming in to offset those roads, so that is his concern, who takes care of the roads until the business district is rounded out, because that road is going to get pounded on by dump trucks for years to come, his concern is where does that come from. Mr. McNally said they could potentially address that in a development agreement with an end user when they have one. Kyle Cook said but we would more than likely have responsibility up until that end

user was in place, so still the same problem. Mr. McNally said he doesn't want to speak for ODOT or the TID, but he knows there have been a series of meetings and he thinks they are getting close. Mayor Hollis said it does seem that Clover Valley is one of their top priorities to figure out. Mr. Barnard said if the annexation gets pulled, this Clover Valley maintenance gets pulled too, so we are not binding ourselves to anything today, they have more time to figure this out. Mr. McNally said that is correct, these two items tonight are satisfying the county's requirements to move forward to the next step in the annexation process. Mayor Hollis clarified that the resolutions they are voting on tonight do not annex this property, Mr. McNally said correct, in no way is the city or property owner committing to the annexation.

Public Hearing

1. Phil Baker

- Lives directly across from this, they have been to multiple meetings with the State and New Albany and the presentations. They have a lot of awesome drawings but the engineer said they have zero funding and they don't know when it will come through. He said they told them that they were going to relocate Clover Valley along the edge of this property, across the road and run parallel to his property, that was in February. Lately they said that they are going to move it east and run it through the property beside Kroger. He said the engineer said their goal was to have all the roads done by 2032.

There were no further comments.

ACTION: Donald Barnard moved to approve; Jeff Barr seconded and the vote was as follows:
AYES: Donald Barnard, Ryan Green, Mayor Hollis, Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins
NOES: None
ABSTAIN: None

Passed 7 - 0

- d. **RESOLUTION 2026-18** A RESOLUTION PROVIDING FOR MAINTENANCE OF A CERTAIN PORTION OF CLOVER VALLEY ROAD
Discussed with Resolution 2026-17.

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

Mr. Green said whether they pass this or not tonight, he wants to have further discussion on what the city will be inheriting and what a feasible plan for the future is. Mr. Barnard said he thinks they can do that when it comes up for final annexation, if there is not a plan for the road, they can take that into consideration for whether they want to accept the annexation or not. Mr. Green asked when that final annexation conversation would happen. Clerk Monroe said these would go back to the county and the Commissioners would approve it and then it would come back to council for acceptance. Timeline discussed, approximately sixty days with the waiting period, plus the city meetings. Mr.

McNally said they would probably also want to align whatever the proposed zoning would be and figure out what the sub-areas would be, so he is thinking closer to the end of summer. Mr. Green said that would give them time to see what they could do realistically with the roads. Mr. McNally added that the TID was also studying relocating Clover Valley too, through one hundred percent of the parcel they would be annexing so that entire new road would then be deeded to the City of Johnstown to own and maintain, but there are a lot of steps before we get to that conversation.

ACTION: Donald Barnard moved to approve; Nicole Shook seconded and the vote was as follows:
AYES: Donald Barnard, Ryan Green, Mayor Hollis, Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins
NOES: None
ABSTAIN: None

Passed 7 - 0

- e. **RESOLUTION 2026-19** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AMENDMENT WITH AMERICAN LEGION POST 254
The Facilities Committee recommendation is to table this Resolution.

ACTION: Kyle Cook moved to table ; Matthew Huggins seconded and the vote was as follows:
AYES: Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins, Donald Barnard, Ryan Green, Mayor Hollis
NOES: None
ABSTAIN: None

7 - 0 TABLED

- f. **RESOLUTION 2026-20** A RESOLUTION TO APPROVE A CONTRACT WITH MANAGEMENT ADVISORY GROUP LLC FOR INTERIM CITY MANAGER SERVICES
Mayor Hollis said this resolution is amended from the published agenda packet as legal is still revising the contract language.

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

Mr. Barnard said for sixteen weeks, this service will cost about \$96,000 and asked Mr. Delande if appropriation of funds would be needed. Mr. Delande said not initially, they will be monitoring the General Fund which has the administration salary, depending on the timing of when we actually hire this position full time, we would need to appropriate additional funds and also making sure we have enough in professional services for this. Mr. Barnard said the severance came out of the salary bucket and the search is coming out of professional services. Mr. Delande said correct, and we will have to reappropriate funds. Nicole Shook said by approving this tonight, without the actual contract, would it need to come back for a vote on the contract portion. Clerk Monroe said that in reviewing this with the Law Director, Section One of the resolution was amended to authorize the

City Manager to enter into an agreement with MAG for Interim Manager services subject to legal counsel review and approval and consent from City Council. Mr. Green said this gives Mr. Delande, as Acting City Manager, the opportunity to go forward with the contract with legal counsel. Mayor Hollis said as Acting City Manager, Mr. Delande could also enter into this contract without a resolution, this is professional services and he is within his duty to enter into this contract without council even doing a resolution.

ACTION: Matthew Huggins moved to approve resolution 2026-20 with section two as amended; Ryan Green seconded and the vote was as follows:

AYES: Matthew Huggins, Donald Barnard, Ryan Green, Mayor Hollis, Kyle Cook, Jeff Barr, Nicole Shook

NOES: None

ABSTAIN: None

Passed 7 - 0

- g. **RESOLUTION 2026-21** THE FOLLOWING FINAL RESOLUTION ENACTED BY THE CITY OF JOHNSTOWN, OHIO, HEREINAFTER REFERRED TO AS THE LEGISLATIVE AUTHORITY/LOCAL PUBLIC AGENCY OR "LPA", IN THE MATTER OF THE STATED DESCRIBED PROJECT.

David Delande said the city has been putting funds away to pay for this project, funds are available. Mayor Hollis said this is the Leafy Dell/SR37/Pershing Drive project.

Public Hearing

A member of the public asked what the city was doing. Jack Liggett said we are putting a traffic signal in which will assist getting in and out of Leafy Dell and the school, also adding a right turn lane to allow straight through traffic to flow. Then with the OPWC portion, we will do some additional paving on Pershing and try to do some sidewalk work in the area as well.

ACTION: Kyle Cook moved to approve; Ryan Green seconded and the vote was as follows:

AYES: Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins, Donald Barnard, Ryan Green, Mayor Hollis

NOES: None

ABSTAIN: None

Passed 7 - 0

- h. **RESOLUTION 2026-22** RESOLUTION TO APPROVE AN AGREEMENT FOR ON-CALL PLANNING AND ZONING SERVICES

Dave Delande said that planning services with MKSK will be ending, Trevor who handled some services with MKSK has taken a position with American Structure Point (AMS) and

for the time being, the city will enter into an agreement with AMS so that Trevor and the AMS team can assist with the city's planning and zoning needs. Mayor Hollis said the RFQ for planning services is still open so this fills the gap. Mr. Delande said there is a limit of \$50,000 on the agreement. Mr. Barr said we also have an open purchase order with OHM Advisors to also serve as redundancy for planning purposes. Mr. Green said we have EMH&T (engineering) until the end of March. MKSK and EMH&T are finishing up projects they began for the city. Mr. Liggett said he and Dave have a meeting tomorrow with EMH&T and EP Ferris so they can go through each project and get a grasp on the projects going on, where we are at and who we are handing them off to, which ones EMH&T will follow clear through and which will be handed off to EP Ferris and where the end point of each project is. Ms. Shook said on the hourly rates, do we know where Trevor falls, which level. Mr. Delande said he did not. Mayor Hollis said again, we are not required to pass this by resolution, Dave, as Acting City Manager is able to enter into this contract without council's approval.

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

ACTION: Ryan Green moved to approve as written; Kyle Cook seconded and the vote was as follows:
AYES: Ryan Green, Mayor Hollis, Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins, Donald Barnard
NOES: None
ABSTAIN: None

Passed 7 - 0

16. Introduction of Legislation - None

17. Other Business

1. Mayor Hollis introduced the city's new Interim Manager, Jeff Sheridan, from West Milton. Mr. Milton said he has been a City Manager for more than thirty-five years, he has worked in three different states, the last five in the State of Ohio, he is very excited about the opportunity here in Johnstown and plans to start on Monday. Mayor Hollis said we are happy to have him and look forward to getting started.
2. Jesse Coppell said the city is contract with JYAA for a property transaction, the city is buying eight acres and giving them a half acre and \$150,000 and he wanted to get official approval on who has signing authority on the transaction because they are getting close to closing. Mayor Hollis said it would be Dave Delande, as Acting City Manager.
3. Mayor Hollis said earlier this week she received an email from Mr. Barnard and she wanted to address some of the topics included in the email. One was the correspondence with Sean Stanearth and what was on his task list; she said she did send an email to all of council earlier this evening with the original task list and correspondence with Mr. Stanearth through the end of the week. She said he did outline work completed and work that was still to be done. The next item was correspondence with Licking Regional about partnering opportunities; she said they did receive an email in January, from Licking Regional, that email was forwarded to our legal team and sent back to us to go to committee, it was forwarded to Safety & Service, however that meeting ran over and we never got to that topic, it will be revisited on a future agenda. Mr. Barnard asked if they could all get a copy of that. Mayor Hollis said she would ask Yaz (Law Director) to send that out to everyone.

Another item was the proposed annexation agreement with township noted on the January legal invoice; that also was forwarded to legal and is still being reviewed, she has not received anything back. Due to the topic and the ongoing lawsuit, there is nothing to discuss until a recommendation is sent back from the legal team. Mr. Barnard asked if they could get copies of that also. Mayor Hollis said she could ask Yaz about that also.

4. Jeff Barr said he would like to recommend to council that it has some cadence of a workshop, it is a public meeting, but a little more free flowing on conversations, getting updates and detail, he said our city council meetings are supposed to be to legislate and appropriate, and we spend a lot of time in discussion, etc. These workshop meetings would still be on YouTube, they are public, anyone can attend. That is what a workshop is for, so when items come here, we are not asking questions. He thinks it would be a good use of their time and allow them to prioritize what they want to cover. Discussion on scheduling, Mr. Barr said they could be as needed depending on what is coming up, it will shorten the council meeting. Mayor Hollis said she thinks it would be beneficial, with Mr. Sheridan as the new Interim and Dave as Acting Manager. Questions like the one asked tonight about the level of planning service and Trevor could be answered ahead of time. Committee of the Whole was discussed as a potential for one of the council meeting nights. Finance and Committee Workshop scheduled ahead of next council meeting, March 17th.

5. Dave Delande said the city audit for 2022 and 2023 was finalized on Friday

18. Adjourn

ACTION: Matthew Huggins moved to adjourn; Jeff Barr seconded and the vote was as follows:

AYES: Matthew Huggins, Donald Barnard, Tiffany Hollis, Ryan Green, Jeff Barr, Kyle Cook, Nicole Shook

NOES: None

ABSTAIN: None

Passed 7 - 0

The meeting ended at 8:46 pm.

Next Council Meeting March 17, 2026