JOHNSTOWN
Established 1813

Regular Council
Tuesday, April 21, 2026 - 6:30 PM
MINUTES

1. Call to Order

   Mayor Tiffany Hollis called to Order the City of Johnstown Regular Council Meeting for April 21, 2026 at 6:32 PM.

2. Roll Call

   Present - Mayor Tiffany Hollis, Ryan Green, Donald Barnard, Matthew Huggins, Kyle Cook, Nicole Shook
   Absent - Jeff Barr

   Staff present - Jeff Sheridan - Interim City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Heather Green - Design Review Board, Mark Zolendziewski - Planning & Zoning Commission, Trevor Traphagen - City Planner, Teresa Monroe - Clerk of Council

   Public present - Tommy Grant, Terri Fetters, Jamie McNally, Elizabeth Langley, Shane Langley, Justin Fox, Rodney Johnson, Brad Ashbrook, Zane Maize, Alan Benton, Philip Wagner

3. Invocation

   Prior to the invocation, Mayor Hollis took time to recognize a great loss in the community, the passing of Mr. John Neibarger. She said he was a mentor, a great friend and essentially a grandpa to everyone in the community as well as a pillar of the real estate and business industry for over fifty years.

   Mr. Sheridan offered the invocation.

4. Pledge of Allegiance

5. Approval of Agenda

   Mr. Green moved that agenda item 9b (update on SR37/Leafy Dell Road project) be moved to other business, Mr. Cook seconded and all were in favor. Motion carried 6-0.

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

**Passed 6 - 0**

6. Action on Minutes

   a. March 17, 2026 Special Council workshop

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| **ACTION:** | Kyle Cook moved to approve; Matthew Huggins seconded and the vote was as follows: |
| **AYES:** | Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard, Ryan Green, Mayor Hollis |
| **NOES:** | None |
| **ABSTAIN:** | None |
| | **Passed 6 - 0** |

7. Citizen comments on matters not on the agenda
    1. Mark Zolendziewski
        - Addressed council members saying that "each of them is a representative of the city, the conduct portrayed for quite some time now is ridiculous. I liken it to dealing with toddlers, that we're kind of arguing and slamming our heads and hands on tables and bickering with each other on the internet, like somebody took away our toy. Every one of you, not all of you, have got to figure out how to either work together or remove yourself from council because we can't have a representation of this city be the way that it is now. Frankly, it's embarrassing. I'm embarrassed to be associated with the Planning and Zoning commission with this council. We put in a lot of work and effort. Frankly, it's donated time for me. I don't get paid to volunteer for planning and zoning and I really want what's best for the city. That's really the biggest point that I want to make, is if all of you are not willing to work together, work with each other, you don't have to talk to each other and hang out outside of here, but a better representation of the city and putting that foot forward instead of your own personal agendas, or personal vendettas for that matter, needs to stop."

8. Council Committee reports

    a. **Design Review Board:** Met 4/14/26; Next 4/28/26 @ 5:30 pm council chambers
    Approved one application, a COA for a church re-roof with a change in material, shingle to metal.

    b. **Planning & Zoning:** Met 4/14/26; Next 4/28/26 @ 6:30 pm council chambers
    Kyber Run shopping center approval for a drive-thru change of location within the center. Recommendation to council for the lay-down site; on council's agenda tonight.

    c. **Finance:** 4/21/26 (5:30p in council chambers); Next 5/19/26 @ 5:30 pm council chambers
    Talked a little about the tax initiative and recommended approval of Ordinance 05-2026; on council's agenda tonight.

    d. **Rules:** Next 5/6/26 @ 5:00 pm council chambers

    e. **Safety & Service:** Next 5/6/26 @ 5:30 pm council chambers

9. Director Reports

    a. Chief of Police
    Chief Smart included both his 2025 annual report and his March 2026 report in the packet for review. He highlighted items, they did hire a new officer in March, and they have five or six applicants in background currently.

b. Update on SR37/Leafy Dell Road project - Nicole Shook
Moved to other business.

10. Temporary Use Application - 480 W Coshocton St.

a. Application & Staff Report
Planner Trevor Traphagen prepared the staff report included in the council packet, he said the Planning & Zoning Commission recommended approval with conditions for the temporary lay-down site. He said that he has been working with Mr. Sheridan on some revised code language to help address future screening and fencing of the site, the conditions recommended by the planning commission will suffice to accomplish this for this temporary use application. The Planning & Zoning Commission's recommended conditions are: 1) That fencing installed around the work site perimeter is installed and set into the ground to prevent blowing over. 2) That the permit end date is July 31st, 2026 as written on their application and 3) That a site inspection is completed after they're gone to ensure it's returned to only organic material. A representative of applicant Doss Enterprises, Tommy Grant, was present for some discussion, he said there was stone on the site when they moved in, so it was not completely organic material to begin with. They are only using the site for parking and an office for maps, a surveyor office. He said he will talk to the land owner but cannot say that he will do that. Mr. Green said the property owner should know that, he has done a site there before and has had fence up there before. It was a very temporary fence that had feet secured by sandbags but that any stiff gust of wind blew it right over. Mr. Green said he was fine with the three conditions. Ms. Shook asked if they were going to give them a certain amount of time to install the fencing. Mr. Traphagen said there is no time limit stated in the code because the thought process was that before the site is ever used for this fencing, everything else would be up, so in this case it would be appropriate to put a time limit. Discussion on a landowner penalty for not having users seek the temporary use permit from the city prior to using the site. Discussion on responsibility for keeping US62 clear of site mud and dirt or gravel. Mr. Traphagen pointed out that in the city code, violation of the temporary use permit is a misdemeanor and punishable by up to $1,000 per day. A formal letter to the property owner should be mailed with the temporary use permit requirements and expectations.

Council agreement to accept the three conditions recommended by the Planning & Zoning Commission and a fourth condition that the temporary fencing/screening be installed within fourteen days.

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| **ACTION:** | Ryan Green moved to approve with the four conditions; Tiffany Hollis seconded and the vote was as follows: |
| **AYES:** | Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard |
| **NOES:** | None |
| **ABSTAIN:** | None |

**Passed 6 - 0**

Mr. Sheridan asked Mr. Traphagen to draft the violation letter.

11. Tabled Legislation - None

12. Public Hearings of Legislation

a. **<u>ORDINANCE 02-2026</u>** AN ORDINANCE TO AMEND CHAPTER 1187 OF THE CITY'S CODIFIED ORDINANCES Second reading/public hearing/vote.

Planner Trevor Traphagen said this ordinance has been a long time coming, this is associated with the Design Guidelines project. Part of the Design Guidelines are enabled by the code, so 1187 basically says the Design Review Board exists and they have the right to review what's in the Design Guidelines. There is some confusing language in the existing code, they have tried to eliminate that confusion with this amendment. They have also tied the review criteria that are in the code to the same categories that are in the Design Guidelines so it's easier overall for the Design Review Board (DRB) to apply those standards whenever they're reviewing a request. This is also tied to Resolution 2026-34, adopting the Design Guidelines document at the end of the public hearing section tonight. Mr. Traphagen said if this ordinance is adopted tonight, there will be a thirty-day delay in the effective date, the resolution has also been given a delayed effective date so that both the code and the new Design Guidelines become effective on the same day.

Mr. Green asked Mr. Traphagen to provide a brief overview for the public on what this is, and how it relates to general households and businesses. Mr. Traphagen said the existing design guidelines, adopted in 2021, were written more like a zoning code, with setbacks, what you can do on the sidewalk etc. but the problem with that is this is a guiding document, it is not law, and it did not give the DRB a lot of tools to actually guide new development. What they have done is revise these guidelines to make the code more clear as to what should be reviewed when an application is submitted and just to simply focus on design related items. He said they spent a fair amount of time with the DRB listening to understand where the weaknesses were in the document. At the end of 2024 and early 2025, they held several public workshops to allow people to come out and voice their opinion on what they liked or didn't like for materials, for colors, overall styles of buildings and architecture etc. The Design Guidelines were updated to reflect the public input received. These amendments streamline what applications go to the Design Review Board and what can be reviewed by staff.

Mr. Barnard said one of the complaints he hears with the Design Review Board, is that it's a glorified HOA for the city. He asked what they should say to residents, or how does this impact residents in regular neighborhoods, like if they want to change the color of their siding etc. How does that impact them financially and how much does the city get involved when they want to make a simple change. Mr. Traphagen said in general, the goal is for newer built residential areas, that likely already have deed restrictions or an HOA that would govern how things look, would just get approval through staff and not have to go to the Design Review Board.

This Ordinance is to revise the existing code text for Chapter 1187.

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

This process began in early fall/winter of 2024, Mr. Green said he saw a lot of public meetings, there was good public feedback. They need to find a way to get this information out to the public.

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

**AYES:** Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard
**NOES:** None

**ABSTAIN:** None

**Passed 6 - 0**

b. **<u>ORDINANCE 03-2026</u>** AN ORDINANCE AUTHORIZING THE CITY MANAGER AND THE CITY OF JOHNSTOWN, OHIO TO ACCEPT THE PUBLIC DEDICATION OF RIGHT OF WAY TO THE CITY FROM THE JOHNSTOWN LAND COMPANY II LLC.
Second reading/public hearing/vote.

Jamie McNally with Johnstown Land Company (JLC) said the end goal is to establish a legal parcel for the Licking Rural Electric (LRE) substation. In order to do that, they have to have frontage along a street. JLC is doing a land swap with LRE, there is no money being exchanged. When they establish this parcel, they will have frontage along Green Chapel. This is the first application that has been in front of the city since the Green Chapel agreement has been in place.

Planner Trevor Traphagen asked if they were creating a flag lot, Mr. McNally said they are creating a flag lot for LRE, and in order to do that they need to clean up the right of way along Green Chapel. Mr. Traphagen said as they do more of these they will become more routine, this will probably become a more common occurrence as right of ways continue to be expanded, as JLC continues to develop their property. He said normally he would discourage creating a flag lot, but in situations like this they are fairly common, and he thinks overall it is a better end result for the city given that this substation will be set back a couple hundred feet, if not more, off the road, behind existing property that already fronts Green Chapel. This will provide access to the substation from the "flag stem". This will not be a driveway that will be expanded in the future to serve other uses.

Mr. McNally said the request for emergency passage is so they can close on time. Emergency language is listed in section 3 of the ordinance which will go into effect upon passage.

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

**ACTION:** Matthew Huggins moved to approve ordinance 03-2026 as written; Nicole Shook seconded and the vote was as follows:
**AYES:** Matthew Huggins, Donald Barnard, Tiffany Hollis, Ryan Green, Kyle Cook, Nicole Shook
**NOES:** None
**ABSTAIN:** None

**Passed 6 - 0**

Mr. McNally said he thinks moving this substation from the corner of Mink and Duncan Plains to where it is now is a huge win for everybody.

c. **<u>ORDINANCE 04-2026</u>** AN ORDINANCE TO AMEND CHAPTER 1159 OF THE CITY'S CODIFIED ORDINANCES Introduction/public hearing.

Planner Trevor Traphagen said this ordinance has been before council before, it was transmitted back to the Planning & Zoning Commission for their consideration. Changes recommended to council were to include Endeavor Court and Sportsman Club Road in the area that can have the expanded uses.

Mr. Barnard asked how the traffic study works. Mr. Traphagen said it works similar to any other development process, you have to provide site plan, storm water plan, all those various things. If a development is coming in with a building larger than 20,000 square feet or an addition larger than 20,000 square feet, they will have to provide a transportation impact study. The purpose behind that was there's obviously limited capacity in the roadway network in the city and that may or may not change in the future, but at least to protect the city in the interim, they felt that it was a good idea to have this transportation impact study. Mr. Traphagen said this would look at intersection capacity, meaning like all of a sudden if you have a 100 more vehicles an hour turning left out of an intersection, what does that do? So based on that, if it is determined by the transportation impact study that a signal is needed or a turn lane is needed, that before development can start, the applicant would come to the city with cost and information as to what the expected impacts are from vehicles and how the improvements will be funded, installed and maintained, the goal is for the applicant and the city to work together to split or figure out a way to fund and construct those improvements. Mr. Barnard said he doesn't know if it's fair to a company if they are the last one in and get stuck with 90% of a traffic signal. Mr. Traphagen said that he discussed every development coming in paying X number of dollars, but the city would have to fund and understand a study up front to know what improvements might be needed based on the types of construction, then you could divvy out what a fee would be. He said he loosely floated this idea but it wasn't taken up, that is why there is vagueness in the code as it's currently written. He doesn't think it leaves a door open necessarily for the city to get hung out to dry, but it will have to really take seriously those negotiations when they come in to make sure the city does not take on an unfair burden and also the last person in the door doesn't get that unfair burden either. Some further discussion on the minimum lot sizes, enforcement of aesthetic standards and site plan review.

Kyle Cook said he would speak from the Planning and Zoning Commission's perspective; they started this about a year ago, this code was outdated, and the idea was to make it more attractive to good businesses that want to come here so we can start getting some money. The area being discussed is already Light Manufacturing, they are not changing that, the only thing changing is the permitted uses. He said traffic is an issue, but with eighty percent of it being through traffic, Planning and Zoning did not feel the city should sit on a plot of land that could be developed, so we can get money to fix roads etc. Mayor Hollis added that there is water and sewer there already, so being able to capitalize on things that are essentially shovel ready, they should take advantage of that. Mr. Cook said they went back and forth a lot over the past year, it is an area that is not being utilized the way it should be is really what it came down to.

Nicole Shook inquired about how a spec building over 20,000 square feet would be handled before somebody moved in, would they be required to do the traffic study and what kind of site inspection do they hold for a spec building. Mr. Traphagen said if he were reviewing a site plane like that and someone came in with a big spec building, no end user necessarily identified, his recommendation would be that the transportation impact study needs to account for the worst possible scenario, the most intensive use. Mr. Traphagen said the traffic study is required when the building goes up, not when the use goes in.

Ryan Green reviewed some uses he had suggested but said Planning & Zoning did not feel up to including them; sports field or sports park building, auto body shops, pharmaceuticals. He also said they should take a look at Endeavor Court and screening the parking lot that is up against residential. Additionally, that they have high enough screening and are doing their buffers correctly to mitigate noise and light, that semi trucks could sit in the parking lot and run all night. Mr. Traphagen said a citywide noise ordinance would govern that scenario, he wouldn't want that to apply to only one zoning district. Discussion on how to mitigate. Discussion on uses mentioned by Mr. Green; Mr. Cook said the sports field/arena was not included because the purpose of this area is industrial, to bring in income for the city, and that would not be a benefit other than being cool.

**Public Hearing:** Mayor Hollis opened the floor to comments from the audience.

1. Allan Benton

- Owner of ABY Leasing, industrial property in the city. He appreciates the thoughts on trying to protect the last ones that are going to build in the industrial park because his 67 acres will be the last part to be developed if anything does. The Johnson family has 60 acres next to his and he would think someone would want to come in and develop the entire 60 acres and come up with a massive plan that could really benefit the city. He said as a factory owner and operator, there is a tremendous opportunity in the future, the future is Intel. He has been told there will be one hundred suppliers that will come in to support the business and those would be higher paying jobs than what would be typical. He said if the Johnson family actually sells the property and develops it, the city should look at a comprehensive plan for the entire property to get the most it can out of that developer, have big asks and make sure that the city is protected and gets income from what goes in out there.

Kyle Cook said that they should not forget about the NCA discussed last meeting, that could be applied to this Light Manufacturing district for any new builds or updates to current buildings. Staff said the city law director’s office is reviewing what could be possible and will have an update for council.

2. Justin Fox

- He is an attorney with Underhill and Hodge, he is present on behalf of the Johnson property, who is Mr. Benton's neighbor on Sportsman Club Road. He said he appreciates the dialogue tonight and the fact that this went back to Planning & Zoning. He agrees with Mr. Benton, he thinks this is an opportunity. He said for historical context, the Johnson family has owned this property since 1979. At that point in time, it was not a part of the village, it was not a part of the city. The city came to the Johnson family and requested that they incorporate or annex into the village, and in that process they would receive the light manufacturing designation. At that point in time it was considered and thought that it would be an expansion of the business park. He said as he has discussed, and as they've seen other applicants discuss in this process, that Light Manufacturing designation didn't really provide any true ascertainable entitlements. It was an old and outdated text which you all know, and they commend the city for hearing them and hearing other applicants in the fact that this needed a really serious look, which it got. He said he believes that at this point they are on the right track and thinks he is speaking for the Johnson family as well. He said they will continue to be here to engage in this dialogue to make sure that we all get this right.

3. Mark Zolendziewski

- Wants to reiterate the opportunity that is available here, he appreciates the context around developing the entire piece, it is one of the things he brought up at the last zoning meeting. If they can guide how the exits happen on Sportsman Club Road, curb cuts were a big focus they ended up talking about, how much can they actually put over there. Both of these lots are long and fairly skinny in terms of what he thinks industrial areas are up for and as much as they can guide traffic, if somebody wants to develop the whole entire thing, he had an idea of one way in and one way out so it guides everything to 310 and keeps traffic out of the city. So if there is an opportunity to work with a developer who does all of that and adds a road all the way over, to have them guide the traffic out that way, they have the opportunity to do so, it is a blank slate right now. He said this is not a drastic change from what is already available, there are no warehouses or data centers listed in the uses. He said he thinks this is a tremendous opportunity to have an extra piece, and be able to guide where they need and how they can direct traffic out that way. He said he looks at land transactions and just north of the city is a lot of land that could be developed very quickly, so if we aren't going to be on board to develop what we have available already, they will just go right north of us and then all of the revenue that was supposed to come in to the city is now going north and all of the traffic is still coming through town. Traffic is an issue no matter what they look at, hopefully, they can guide it in some way and get a developer that works with us on that, but he would hate to see it all go outside of city limits.

There were no further public comments. Mayor Hollis said they will vote on this May 6th.

Edits were discussed, Mr. Traphagen took notes on desired changes to bring back with the draft at the next meeting. Edits included adding standards for landscape berms/mounding adjacent to non-light manufacturing properties and adding pharmaceutical production to the conditional uses.

Heather Green commented on the sports related arenas and said that most of the Chillers are built in kind of industrial parks. Mr. Barnard said that one of the issues discussed was car traffic mixing with truck traffic.

d. **ORDINANCE 05-2026** AN ORDINANCE AMENDING ORDINANCE 16-2025, THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF JOHNSTOWN TO APPROVE NECESSARY CHANGES OF APPROPRIATIONS Introduction/public hearing/vote.

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| **ACTION:** | Donald Barnard moved to waive the second reading; Kyle Cook seconded and the vote was as follows: |
| **AYES:** | Don Barnard, Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins |
| **NOES:** | None |
| **ABSTAIN:** | None |

**Passed 6 - 0**

This ordinance was reviewed and sent by the Finance Committee. Mr. Barnard said we are a pass-through for engineering services, the money comes to us then we pay it out immediately. He said the budgeted amount was for $80,000 and we have already brought in north of $400,000 in engineering fees. To correct the account to handle anything else that comes through this year for engineering services, the Finance Director is electing to take this up to $800,000. Mr. Barnard said this is not revenue for us, it just brings the money in and pays right out. Dave Delande said the plan is to set up an escrow fund, it is going through the general fund and looks like revenue, the correct way would be to set up a separate fund.

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

**Passed 6 - 0**

e. **RESOLUTION 2026-29** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PHASE 2 INTERGOVERNMENTAL AGREEMENT WITH THE LICKING COUNTY TRANSPORTATION IMPROVEMENT DISTRICT Introduction/public hearing/vote.

Mr. Delande said we will pay $15,000 but will receive those funds back.

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

**Passed 6 - 0**

f. **RESOLUTION 2026-30** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE LICKING COUNTY TRANSPORTATION IMPROVEMENT DISTRICT Introduction/public hearing/vote.

Mayor Hollis said this is the same thing, Mr. Delande said yes, for the round-a-bout. Mr. Barnard asked if this is where we get the money and pay it out or is this our cost, there is no hard cap on the estimated contributions. Mr. Delande said we would seek reimbursement for the project cost. Mr. Barnard asked if we could get too far over our skis, Mr. Delande said no.

Mayor Hollis said just to clarify, the first one was for US62/37 and this one is for the Duncan Plains round-a-bout; Mr. Delande said that was correct.

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| **ACTION:** | Matthew Huggins moved to approve; Kyle Cook seconded and the vote was as follows: |

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| **AYES:** | Matthew Huggins, Don Barnard, Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook |
| **NOES:** | None |
| **ABSTAIN:** | None |

**Passed 6 - 0**

g. **RESOLUTION 2026-31** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE JOHNSTOWN-MONROE SCHOOL DISTRICT Introduction/public hearing/vote.

Dr. Philip Wagner, Johnstown Monroe Schools Superintendent, was present to speak. Dr. Wagner said he appreciates council considering this, they are trying to keep their building projects on a timeline. They have three projects; he said "we have the multi-purpose building out here. We have what we call the west campus, which is on our current site, and then we have the north campus. We're expecting, depending on weather still, to try and get all three of those sites open by December, if not sooner. And so, during my fourth year with the schools, we've really appreciated that cooperative relationship with the city council that's been around for my tenure here, and I really appreciate that. What you have in front of you is a memorandum of understanding, and really the core for us is, two things, one is on the second page, we're trying to get our construction team working again. If you look at the second page, the north campus, and one of the things that we're really trying to do there is get the sewer or the sanitary tap reconnected. We have two taps up from the previous buildings that were there and have a copy of the ordinance which I've shared from 2015, so just need to get that reconnected. The primary timeline right now is trying to get that sanitary tap because we're going to have to dig deep there. We have an existing 4-inch tap and for water tap we need about a 1 inch. And then the sanitary is about a 6 inch. And then the west campus we need a 2-inch water line which will connect to our existing and then the 6-inch sanitary will connect to the new concession stand. The multi-purpose building out here, we know we're going to need a new 2-inch water line as well as a new sanitary line connected, and we know we're going to have to do that. So, we're just asking for some time to work together so we can get back on our construction schedule and then we'll have time to work with the city manager and the other city officials to try and get this finalized on these water and sewer tap fees."

Mr. Barnard said he had one recommendation or change. Because this is something different than we would normally allow, could they add something to the MOU or to the resolution that says this MOU is unique to this public institutional project and shall not establish precedent. That way, it lets people know that we're not establishing precedent here, but because it's a public institutional project, we're allowing it to happen. Mayor Hollis said she would think it probably has to go back to Yaz (Law Director), he is the one that drafted it. She said her thought process on it is that there's a lot that needs to be worked out whether there were existing taps or not existing taps and where things were swapped out. She doesn't think that there are a lot of other sites in the city that this would ever be the case with, and they are essentially asking for a 60 day timeframe to work it out, Dr. Wagner said just like they did on the trees, it's the same thing.

Service Director Jack Liggett said he understands that on the north campus there's been some confusion with taps swapped or not swapped, but if they know that on the west campus they need a 2-inch tap and on the multi-purpose they need a 2- inch tap, why is an MOU needed for those two items? If we know the tap sizes needed and the city knows the tap costs, those aren't in question, he said he is trying to figure out why this is needed. Dr. Wagner said that he, on behalf of the school district, is willing to stipulate that this is non-precedent setting, whatever form that takes, but they would like to get things moving because they are static right now and literally can't do anything with the projects. He said there were questions about the swaps for the north campus, records show there wasn't a swap, Mr. Liggett said they cannot find a record of a swap, so he thinks that is correct, with no records being found, they are not going to have to pay for the taps on the north campus. Mr. Liggett said with the west campus and the multi-purpose building, again, if they know the tap sizes needed, he is trying to again understand why the MOU is needed because those could just be paid and we'd be done. Dr. Wagner said on the west campus, he didn't think they needed an additional tap, they were going to leverage their current assets there, they were going to tap in for the sanitary and the water, he didn't think they were going to need anything new for that. Mr. Liggett said any time you pull more water out of a main to run to a new building, you have to have a new tap and tap fees are applicable for that. A new tap feed coming off of that line to feed another building, you'll be taking water away, but also then you'll be discharging more water, which then takes capacity out of both the water and sewer plant, so, anytime there's a tap made in either water or sewer, there's a capacity fee that has to be paid. Dr. Wagner said that's something that'd be nice to study because with the old baseball that's down there, he thought there was actually a tap at one point, but they don't have clear records on that. Mr. Liggett said he knows there was a line run down there and in his view on this, the west and multi-purpose sites both are requiring new taps to new buildings and those tap fees are applicable. Dr. Wagner said they know they need new taps for this building (multi-purpose), they don't dispute that, but this window would allow them to work through some of these things.

Mr. Sheridan made a suggestion regarding establishing a precedent, he said rather than modifying the language in the resolution or the actual agreement, simply state for the record that the council and mayor wish to make it clear that this agreement is not to establish any precedent for future taps, that way you don't change the legislation, but you make the city's position clear.

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| **ACTION:** | Ryan Green moved to approve as written; Tiffany Hollis seconded, stating that this is in no way to set a precedent for any future water tap discussion; the vote was as follows: |
| **AYES:** | Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook, Matthew Huggins, Don Barnard |
| **NOES:** | None |
| **ABSTAIN:** | None |

**Passed 6 - 0**

h. **<u>RESOLUTION 2026-32</u>** A RESOLUTION TO INITIATE AN AMENDMENT TO CHAPTER 1165 OF THE CITY'S CODIFIED ORDINANCES Introduction/public hearing/vote.

Jamie McNally said there are a couple revisions with this, one would slightly alter the Planned Development rules so that other applicants can join the Planned Development. Right now the only applicant that can join the Planned Development would be the original applicant, which was the Johnstown Land Company. If we wanted the folks buying the Piper farm to join our Planned Development, there is currently no process that would allow that, this would establish a pathway for them to do that. With the residential density bank, it is a similar thing, by doing these code revisions, the city would not be making any commitments, but it would just be establishing a process to later identify a location for residential density at which time the city would have complete rights to approve or deny a location as well as approve or deny site plans, architecture and all similar things. They are just trying to establish a process that gives some options in the planning process.

Mr. Barnard said with this one, they are trying to do this so they can move the housing density, and that the city could deny the housing bank to go there, but he doesn't read that they can deny it. Mr. McNally said the city would have the right to say no, or deny, but right now there isn't even a path to say yes. The Planned Development could expand a half a mile, and if it expanded, then you could create new sub areas. Right now, what they are doing is having the option to take the density bank and have a mechanism to transfer density outside of the Planned Development as well. Mr. McNally said for example, if somebody else, unrelated to them, decided to develop Kyber Run for residential, or somebody else unrelated to them decided to develop the Dunn property outside of the Planned Development, somebody unrelated to them, like if Wilcox decided to develop their property for residential, it would be a mechanism where they could transfer some of the residential density bank so that they are not piling additional entitlement residential, and are still aligning with the school district's long-term goals. Another example given was since the city approved 1200 units, if the Wilcox property were to develop, they could buy 200 of those units. Mr. McNally said they would not have a right to transfer residential density without council approval; right now, there is no way to transfer residential density even if council wanted them to. Mr. Sheridan said he would say it gives the city greater flexibility on where units are located. Mr. Barnard said because this increased from a half mile to two miles, he fears they could go from down there all the way up here and cause further traffic problems. Mr. Sheridan said they could still turn it down. Mr. McNally said some of the precedent for this is based on what they have done in New Albany in the past from a residential density bank, they would like to come to a similar planning concept where the residential density can be moved around. He said the two-mile radius was somewhat arbitrary, it does include the Wilcox property, they identified some potential areas that the city already has for potential residential growth. Mr. McNally said they realize that 1,200 apartments two years ago to support Intel's, at the time 30,000 employees, is not equivalent to 1,200 residential homes in 2026. They wouldn't mind, whether it's a formal mechanism or subjective, at some point trading units where say two apartments are worth one single family home because they have the same impact to the school district, or a similar income level or income tax too. Nicole Shook asked if the housing bank was still negotiable for the city to say how many apartments equal one home. Mr. McNally said yes, because everything's still subjective and negotiable and we're just trying to future proof this, he doesn't know if it's necessary at this point to necessarily quantify that exact trading amount. Matthew Huggins asked Mr. McNally if this was simply housekeeping or had they been approached for units. Mr. McNally said he wouldn't say they have been approached, they have discussed, if this concept came to fruition, he thinks that there are other property owners currently in Johnstown that would have an appetite to potentially engage with this transfer, but they do not have any deal in place right now. He said they do not want to give up their current entitlements, but they have talked about how the economic development process works, if a great economic development project came to them, the best site they have right now is the site right across from Intel's front door, which is currently for multifamily and commercial mixed use development, it's not zoned for industrial. So, if they get this in place that actually just gives more flexibility when that industrial project does happen or that economic development driver does happen, it's just one less thing they have to deal with. He said he doesn't know what it is, but some day they are going to be frantically trying to have a project come to them and they will look back and say we're glad we did this part while we could. Mr. Sheridan said the greater flexibility benefits both parties.

Mayor Hollis opened the floor to any public comments.

1. Dr. Philip Wagner

- Said they have always enjoyed a good relationship with planning, and just hearing this today, he would like to know the impact of all of this, generally for the city, but also for the schools. When the school board agreed to the 1,200 units in the past, it was because of the products that were offered, their study showed about 60 or 70 students out of that 1,200. He said housing generates between .8 and 1.2 students right now, he said they do need to update that. But he would just caution, if they move half of those extensively, that could be another 600 students for them where previously it was 60 to 70 students. Additionally, let's just say you take 1,200 units and spread it out across the city, that can have transportation implications for the schools, they would want to study that as well in terms of busing and routes. He said right now, to add a bus route, typically is at least $100,000 a year, sometimes upward of $200,000 depending on how far they are traveling, so they would really like to look at the impact of that.

2. Alan Benton

- Said that these transfers will be revenue generating for whoever transfers the housing units, so they should look at what they are planning on doing with the property. The property that was initially designed to hold these units, they're going to turn that into something else that has more value, then they're going to sell those housing units to another developer and generate profits off of that. So you're really putting that other developer in a hole because they're going to have to pay for these housing units. So just be aware of all the nuances, he said he is not a developer, but he has worked somewhat in this area over the years, and there is always a rationale for what they're trying to do, so just make sure that we are protecting the schools in our community with what's happening because they're going to try to get as much as they can for the property so just please make sure that the city protects all of us.

This resolution initiates the amendment process only and sends it to the Planning & Zoning Commission for review and recommendation back to City Council.

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| **ACTION:** | Matthew Huggins moved to approve as written and send to Planning & Zoning; Tiffany Hollis seconded and the vote was as follows: |
| **AYES:** | Matthew Huggins, Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook |
| **NOES:** | Don Barnard |
| **ABSTAIN:** | None |
| | **Passed 5 - 1** |

i. **RESOLUTION 2026-33** A RESOLUTION TO INITIATE AN AMENDMENT TO CHAPTER 1141 OF THE CITY'S CODIFIED ORDINANCES Introduction/public hearing/vote.

Jamie McNally said the goal here is to establish one NCA, as industrial or economic development expands throughout Johnstown, they believe that having one NCA will better align everybody's interests, so that one, different industrial parks aren't at a competitive disadvantage because one might have an NCA charge and one might not. They also want to avoid having somebody benefit from infrastructure, water or sewer lines that get installed but not pay the millage, so anybody that taps into water lines that are funded by the NCA should pay into it until the debt is retired, so the city can then start using discretionary funds as soon as possible. The NCA board was established with seven members, the city has four members and will always have the majority.

Mr. Green said that if we are giving other developers the ability to enter into the PD district and the NCA, he asked Mr. McNally to review the process and how seats on the board work. Mr. McNally said on entering the PD, he thinks the original applicant also has to approve, so not just somebody randomly can join and create their own sub-area. On joining the NCA, layering on top of the NCA the 9.75 mills, that is put onto the property indefinitely, It actually shows up on the tax bill.  He said somebody can join the NCA and not be in the PD, for example, if the current NCA and the current PD paid to fund water infrastructure lines that came down Mink to benefit an economic development project and those lines were there in place, and somebody decided to tap into those lines while they still had debt on them, by having one NCA, the city could then require people to join the NCA so that they're paying their proportionate share of those existing lines, which would then help retire the debt quicker. With the board seats, what's currently proposed, actually does not address that, he thinks that has to be negotiated at a later point. Mr. Green said that is something they might have to talk about as a city, it is a question, as this grows, develops, and matures as a district, and we have our NCA involved and other major players come in, he knows they've talked about other developments. If you're going to bring 1500 units in over a thousand acre parcel, obviously you would consider yourself a major player and probably want to have some involvement. So, that's something we'll have to figure out on our own. Mr. Sheridan said it's a negotiated process, it has to balance out the advantages of joining the NCA, have to balance out with the cost they're going to accept because they're now a member.

Mayor Hollis said again, with this, the vote tonight is to send it to Planning & Zoning, it starts the amendment process.

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

**Passed 6 – 0**

j. **RESOLUTION 2026-34** RESOLUTION TO ADOPT THE JOHNSTOWN DESIGN GUIDELINES Introduction/public hearing/vote.

Trevor Traphagen said this is simply the resolution that will adopt the Design Guidelines that go along with the Chapter 1187 Ordinance revisions adopted earlier. This document will be used by the Design Review Board moving forward. This will go into effect on May 21st along with the 1187 edits.

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

**Passed 6 - 0**

13. Introduction of Legislation - None

14. Council Priorities-Goals discussion

Mr. Huggins said he doesn't think setting priorities is needed because those change. His goal would be to work together well, they don't always have to agree, but they need to do what the voters elected them to do. Mr. Barnard said his thought was to give the Interim Manager guidance on council's priorities, direction on a daily basis for the number of months he will be here and what they want him focused on. Mayor Hollis asked if he had given him a task or asked something of him that he had not been able to complete. Mr. Barnard said no, that is not his job, it is all of council's job to give him tasks, it should be the will of council, so what does council want him to do right now. Mayor Hollis said in her opinion, as a seasoned city manager, she believes he knows that job and that is why they hired him, to do the job and prioritize what is important, it is his job to oversee staff and personnel and oversee the day to day. Mr. Cook said he thinks that is a hard thing to nail down, they have all met with him individually, in his meeting with him, he said "money, roads and revenue are where he was at right now", but he also needs the day to day done too. Mr. Sheridan said he asked for a top three, some bullet points, from each member he met with, it was less about how he would spend his time and more to make sure he wasn't missing something. Mr. Green asked if the "marching orders" they all gave were too broad or all over the place, did he need them to narrow it down. Mr. Sheridan said no, if his reports to them don't have any significant omissions, if there is not something important to them missing in his weekly reports, then they are on the same page. Ms. Shook asked Mr. Sheridan what he felt the city's top five or six priorities are at this point. Mr. Sheridan said; dealing with development we know about and putting the city in place to take advantage of it. Being prepared for the development we anticipate, although we don't know exactly what form it's going to take. And then the third would be trying to put the city in the best condition to address some of the deficiencies we know that we have, parks and recreation, roads, staff, those kinds of things that are everyday responsibilities in every city and town, that may not have been given the attention needed in the most recent past. He said if there is something that is important that hasn't been given attention, or that he is not aware of, let him know, there is still a lot to learn, he greatly enjoys the challenge. Mr. Huggins said his priority for Mr. Sheridan would be to manage the city. Mr. Barnard said his would be to work on establishing city boundaries, how and where we can grow in the future, and how do we grow or annex with water and sewer outside of our boundaries. Another would be getting our zoning more dialed in and building our staff. Mr. Barnard asked Mr. Sheridan what he has seen in the past that we need to implement in Johnstown. Mr. Sheridan said he has only dealt with one other community that comes even close to the expected explosive growth, the lesson there is that there were far more obstacles and negatives they anticipated that would come with that growth than they were prepared for. Growth is a good thing, it beats the opposite, it does require preparation. The challenge we have is you need a staff today, that you can't afford, to be in the position you want to be in, in ten years, because it'll take that long as this growth moves forward for some of these things to fall into place. That might be the greatest financial challenge, notwithstanding all the other ones that we've talked about, fixing the roads and so forth, but if we can find the key to that, you're halfway there. He asked if they could imagine what their staff will need to be, what they think Johnstown will look like in ten years? Ms. Shook said organizational stability and continuity are big ones for her, full council communication and transparency, Charter aligned governance, financial oversight, cost tracking, staffing issues, development and infrastructure awareness.

15. Other Business

a. (Previously item 9b moved) Update on SR37/Leafy Dell Road project - Nicole Shook
Nicole Shook said she has been in contact with a representative of ODOT District 5 about the upcoming SR/37-Leafy Dell Road project. This will be a year long project with road closures beginning in June. ODOT has put out a project fact sheet and a QR code to be able to sign up for emails and alerts, they said they would update every Thursday for the following week. Council discussion on how best to disseminate the information.

b. Other business
1. Ms. Shook said that council rules state that council agenda items should be provided to the clerk by end of business day on Wednesdays for the following Tuesday meeting, that gives time to put the agenda together and make any changes needed, they should do a better job of being conscious of staff time.
2. Mr. Green said opening day for youth sports is Saturday April 25th so stop by, and watch for traffic as there will be a lot more people than is typical.
3. Mr. Green said he had some people reach out for clarity on agenda items, what is being voted on and what is first reading, if they could do something with the agenda wording to clarify what is up for vote that night versus what is on for initial hearing. Clerk Monroe said she would make an adjustment to assist those who only look at the agenda.
4. Mr. Barnard said that the Economic Development committee has not met, and that is a priority of the city. Mr. Green said that economic development is interesting because a lot of the projects that we do are huge projects, so they come through the staff and then straight to council without really going to a committee. Ms. Shook said the committee can serve a good purpose if well defined. Members are herself, Tiffany and Ryan.
5. Mr. Barnard asked about items in the manager report:

- asked for a status on the right-of-way acquisitions for Mink Road. Mr. Sheridan said the Mink Road acquisitions are behind schedule and so they are getting more involved in trying to get that on schedule. Mr. Barnard asked who was doing them. Mr. Sheridan said David Rourke is the gentleman hired to do the acquisitions, they continue to work with property owners and move forward.
- asked about the proposed splash-pad project and if the city was incurring any costs right now with Jacob's Engineering or Bowen Construction. Mayor Hollis said no. Mr. Green said it is the same project proposed years ago and we still have money available from the state. Mr. Barnard asked for a status. Mayor Hollis said it is in infant stages, just preliminary to see if they can even get the grant back.

- asked for an update on the meeting with developers and Licking Regional Water. Mayor Hollis said they cannot provide an update at this time. Mr. Barnard asked if it could be discussed in an Executive Session next meeting, Mayor Hollis said sure.

6. Mr. Huggins said Rules Committee will be holding their second meeting, he has put himself up for Chair and he does expect that vote to go through. He said he would be earmarking items of discussion; 1) personal computers and phones being used on this panel for personal business during meetings. 2) attentiveness to speakers addressing council. He said if there were other agenda topics to address to email him and cc the rest of council. He added that he believes the email to the Law Director discussed earlier should have had all of council copied, even though it was addressed by a question by Ms. Shook. He said he has studied the council meetings and watched the YouTube videos and he can say the rules weren't followed so he wants to make sure they are doing the right things to address concerns.

7. Mayor Hollis said that Mr. Barnard asked if they could do a proclamation for Mastodon Ice Cream's one year anniversary, she would like council's input. She said personally, as much as she loves Mastodon Ice Cream, and Joanna, she does not feel they should do that for one business, and not every business in the city. She said they have a chamber of commerce that could facilitate that if they wanted to recognize a business. If the city is going to do it, she thinks they should do it for all. She asked fellow council members for their input:

- Mr. Huggins said they are doing a great job but he agrees, that is a chamber of commerce or Better Business Bureau type of thing, it is not a council's job to celebrate individual business.
- Mr. Cook said he appreciates Mr. Barnard's sentiment but he agrees with Matt.
- Mr. Green said when he worked at the Senate, people asked for President letters all the time and they had a clear set of rules for who could get a letter and for what. Maybe that is something council rules can figure out and decide, a standard.

8. Clerk Monroe said that the next council meeting is on Wednesday, May 6th, due to the election on Tuesday.

16. Adjourn

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

**Passed 6 - 0**

The meeting adjourned at 9:25 pm.