



Regular Council
Tuesday, June 16, 2026 - 6:30 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Regular Council Meeting for June 16, 2026 at 6:45 PM.

2. Roll Call

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

Staff present - Jeff Sheridan - Interim City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Teresa Monroe - Clerk of Council

Public present - Claudia Dewitt, Terri Feters, Jamie McNally, Aaron Underhill, Zack Harkavy, Tim Swauger, Mike Sileargy

3. Invocation

Given by Mr. Green.

4. Pledge of Allegiance

5. Approval of Agenda

ACTION: Kyle Cook moved to approve; Jeff Barr seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 6 - 0

6. Action on Minutes

a. April 7, 2026

ACTION: Jeff Barr moved to accept the minutes as written; Nicole Shook seconded and all were in favor.

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

NOES: None

ABSTAIN: None

Passed 6 - 0

7. Citizen comments on matters not on the agenda

No comments.

8. Council Committee reports

a. **Design Review Board:** 6/9/26 canceled; Next 6/23/26 @ 5:30 pm council chambers

b. **Planning & Zoning:** 6/9/26 canceled; Next 6/23/26 @ 6:30 pm council chambers

- c. **Safety & Service:** 6/16/26; Next 7/21/26 @ 5:00 pm council chambers
Discussed city roads at great length, received a condition report and where they should probably prioritize. Looked at some options for funding including the IRT program and the option to have the military come in to do some repairs. Reviewed the pothole schedule, did not get to the DORA.

The meeting on June 21st was moved to 4:00 pm.

- d. **Finance:** 6/16/26; Next 7/21/26 @ 5:30 pm council chambers
Updates from the Finance Director, good news on the audits moving forward and being completed.

- e. **Rules:** Next TBD

- f. **Greater Johnstown Park & Rec District updates**

Still working on getting a survey together and assisting with the upcoming fireworks event. Mr. Barr asked if there had been any movement from a judicial point on the Miles Estate property. Ms. Shook said no.

9. Director Reports

- a. Service Departments: Water, Sewer, Street

Service Director Jack Liggett highlighted items in all reports which were included in the public packet. The city will be accepting bids for paving improvement to Leafy Dell Road and Pershing.

Mayor Hollis asked if an emergency connect with another service provider would have prevented residents being without water during the large main break. Mr. Liggett said no, they had to shut the water off to make the repair, the flow of water and pressure was too great, so regardless of an interconnection, they would have had to shut that section down. If however, that leak had happened in the middle of the night, he said we could have found ourselves in a low water or low pressure situation, where an interconnection could have assisted with opening a valve to refill the water tower. Because it happened when it happened, crews were on site getting valves shut down almost immediately once they were notified. Mr. Liggett said he doesn't know if anyone else reached out, but he wanted to thank Licking Regional for offering assistance in any way they could.

- b. Service Director

- c. Police Chief

Statistics report was included in the public packet. Chief Smart updated that they have hired one officer, he will start June 29th. Sergeant Cooperrider will retire July 17th with almost thirty years of service with the department. Chief Smart reported that the department has received an award for a vest grant, quite a few officers were due for their vests and the cost was around \$10,000 total, he was able to secure a grant from the State of Ohio for about \$7,500, he should get the check by August.

- d. Finance Director

Finance Director Dave Delande included his report in the public packet which covered 2026-2027 goals and status of items in progress. He highlighted that the city will be focusing on getting the Employee Handbook updated, water plant expansion funding and progress. 2021-2023 audits have been completed and he anticipates beginning 2024-2025 beginning in July.

Mr. Green said the big thing is funding for roads; Mr. Delande said for next meeting he will have the capital, what we have appropriated for this year and carryover, to show what we are, and plan to put into infrastructure.

Mr. Cook asked about the status and timeline of the CIC. Mr. Delande said it expires September

16th, he would anticipate that once he gives the green light to the attorneys to update the Articles of Incorporation, he hopes within a couple weeks to a month, and then legislation would come back to council.

Mr. Green asked how much we had in the fireworks budget for this year. Mr. Delande said it was set up that the city would give Greater Johnstown Parks (GJPRD) \$10,000. He asked if there had been any other fundraising on the fireworks this year, was there any additional money coming in. Mr. Cook said a donation of \$15,000 was given; Ms. Shook said it was given by Williams Pipeline but GJPRD is deciding what to do with that money. Mr. Green asked if the money had been received, Ms. Shook said they have not received it yet, as of the last meeting. Mr. Green asked if they were planning on that for next year or this year. Ms. Shook said they have not decided. Mayor Hollis said the money was appropriated (in the budget) but they haven't actually voted to spend the money for fireworks. Mr. Delande said it was appropriated so he could pay it out, unless there was direction being given not to pay it. Mr. Green said if they got a donation to pay for the fireworks this year, that's big, he is interested to find out more about that. Ms. Shook said they haven't decided what to do with that money, it could be for next year, because during budget discussions it was said that the \$10,000 from the city will probably not be there next year, they may plan to put that money toward next year, she could bring back a report on what they are planning. Mr. Green said before they light \$10,000 on fire, he would like to know if somebody else could pay for it this year, especially with all the costs and things we have going on, he asked staff to check into the donation, if it is coming in. He said if it is appropriated, you don't necessarily have to spend it, it is discretionary, the city manager could make that call, if the donation comes in and we don't have to spend it. Mr. Sheridan asked who he should contact, Mr. Barr said he would get him Daryl Wernette's contact information.

10. Tabled Legislation

- a. **RESOLUTION 2026-19** A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AMENDMENT WITH AMERICAN LEGION POST 254. *Introduced/Tabled March 3, 2026*
No updates. Legislation remains tabled.

11. Public Hearings of Legislation

- a. **ORDINANCE 06-2026** AN ORDINANCE TO AMEND CHAPTER 1141 OF THE CITY'S CODIFIED ORDINANCES *Introduction and Public Hearing. Vote July 21, 2026*
Jamie McNally with New Albany Company and Johnstown Land Company said City Council initiated the proposed changes. The idea is so that as they collectively advance initiatives with the New Community Authority and infrastructure, that there would be one New Community Authority that ensures new parcels benefiting from infrastructure, pay their fair share and join the New Community Authority (NCA). By having one community authority and aligning interests between the city and its neighbors, we can avoid having multiple NCA's that have competing rates or interests, and the city has control of the funds and the board. Mr. Green asked about other developers, if New Albany Company is not the only developer any more, or if there was a large property that wanted to come in, how that would work. Mr. Underhill said he thinks some of the details lie in the documentation that created the NCA, they can go back and look at those. Mr. McNally said they could confirm the rules that are currently in the NCA bylaws. There was some further conversation and questions, Mr. McNally said they have some homework to do.

Public Hearing: There were no comments either for or against the legislation.
Council vote will be on July 21, 2026.

- b. **ORDINANCE 07-2026** AN ORDINANCE TO AMEND CHAPTER 1165 OF THE CITY'S CODIFIED ORDINANCES *Introduction and Public Hearing. Vote July 21, 2026*
Mr. Underhill said there was a lot of work that went into drafting the original PD legislation. He said as time has evolved and moved on, things have changed with Intel, the amount of employees they

are planning to bring, some of the commitments that were made on the private side to them are sort of not as important now, given that the employment base, at least in the shorter term, is not going to be what we once thought it was, hopefully in the long run it gets there. He said there are a couple things they are trying to accomplish with this proposed legislation, one is to create this housing bank concept, to create a procedure whereby the planning commission would have a role to make a recommendation to council, council would have the ultimate say about the rules under which such a bank could be created. This is not creating a bank, it is providing a process under which that could be done, it will be like any other rezoning, if you don't like what we're doing with the housing bank or where we ultimately want to place the units, the city will have that ultimate review and approval authority. He said a couple things that came up at the planning commission involved a potential fee that could be paid to the city in exchange for allowing transfers to occur, he thinks they are open to that conversation, but that is better had when they have an actual project to bring forth. He said the other thing had to do with unit conversion, multifamily units that are allowed on the current site, maybe would want to convert those to single family or town homes or something, and so as a part of that negotiation on the zoning they would come up with some sort of a conversion mechanism. He said they know that one apartment housing unit is not the same as a single family unit, especially as it relates to school impacts, they have also said publicly a number of times that they will continue to work with the school district when the time comes on what those appropriate conversion rates would be. Mr. Underhill said the other thing they are trying to do is to potentially rezone this property and later this year or maybe early next year, rezone the entire PD district to try to position it for more economic development opportunity. Right now the eastern, say one-third, of the site is allowed to be developed with residential, multifamily and mixed use, and not the employment generating type uses. They are seeing a lot of opportunity that could be a big employment generator and they would need to reposition the site to allow those sorts of uses. The problem is if they do that, they may not have somewhere to place the units or if they find another property to place them, they would just be doing it to do it, and it may not be the best long-range solution for the community. So, they feel like having this ability to have these units sit in the bank until a better opportunity arises, where everyone agrees those units would be appropriate is a great tool to have in the tool box. He said one reason they think preserving these units is valuable is if there are other big land opportunities for development of residential, that the city may have a density in mind that it thinks is appropriate, but maybe another developer believes that they should have more units or they want to have more units on their property, this would allow some of these units to be placed somewhere else, to be transferred to that property and therefore on an overall basis the community maybe ends up with less units. They are trying to lay ground groundwork to create a mechanism for further conversations, without it, they will be left in a position to either lose those units completely or have to identify a property to place them and set them there until they do find another right opportunity, they think this is a good middle ground. He said this is something that has been used in New Albany and while it's not in their code, it is in their master PUD that was created in 1998 and they have transferred units countless times using the zoning process there and it has worked very well. The bottom line is this is a procedural mechanism and the city is not making any decisions about committing these units to somewhere else at this time.

Mr. Cook said they did discuss the fee in Planning and Zoning, a couple other things discussed were a type of cap, because if the city does decide to annex, that essentially grows the number of units, and they would want to stay at the 1200 units. Also, adding a potential shelf life on them, which would give a future council the opportunity to revisit this as well. Mr. Underhill said they have been filling in what they call the "missing teeth" which has added a number of units. Ms. Shook asked if they would be getting rid of the formula that if land is added to the PD district, it increases the units. Mr. Underhill said they do have a pending zoning that has been proposed with that same concept, but thinks they won't do it after that one. He said there has been additional annexations and zonings that have added units, so there is more than 1200 now, they will add that to their homework, to get the number. Ms. Shook said she would like to know the exact amount they are looking at now. Mr. Underhill said they are looking at some other opportunities to kind of square off the area, but they can commit that as they come forward with those new zonings, they would eliminate that provision for that acreage.

Mayor Hollis said she wanted to reiterate that voting on this in July does not establish a housing bank, it just establishes a process for Planning and Zoning to make amendments to our Planned Development district zoning, we are only making an amendment to the process, they are not committing to any number of units in any way. Those conversations still have to go through Planning and Zoning, and Council when a proposed project comes up.

Mr. Barr asked who would be involved in the conversion formula conversations, he feels like the school board or people that are very familiar with this should be. Mayor Hollis said she thinks when they get to that point, all of the same key stakeholders that were originally involved when the PD district was being formed would have a seat at the table to negotiate and discuss. Clerk Monroe read the recommendation by the Planning and Zoning Commission to add language under 1165.06 procedures C(5) that "in accordance with applicable procedures" be changed to "in City Council's sole discretion". Mayor Hollis said the School District Liaison committee would be a good start to discuss conversion formulas. Mr. Barr said his perspective was just to have the school board involved. He also heard another thing to work out is the compensation agreement. Mr. Underhill said yes, there are some economics behind it, another good thing to hash out ahead of time. Mayor Hollis said committee would allow them a venue to be able to have those negotiations and set terms, Mr. Underhill agreed it would be advantageous to informally have those conversations before dropping an application.

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

The council vote will take place on July 21, 2026

12. Introduction of Legislation - None

13. Other Business

1. Ms. Shook asked about the intent to appoint Charter Review Commission members, they have had this posted for ninety days and have had three applicants, how long do they want to keep this posted and should they plan to interview the applicants. Discussion on parameters for notice posting and interview, potential timeline of spring 2027 for Charter changes to be on the ballot and a three member delegation to interview applicants. No direction given.
2. Ms. Shook said she would like to see a City Manager report brought back to the public packet under director's reports. Council members were in agreement; Mr. Sheridan said he would be happy to do it.
3. Ms. Shook said she wanted to congratulate as follows: Johnstown track team for their regional participation, Cameron Beverick broke a forty-eight year record in the 800 meters. JHS varsity softball won three OSAA tournament games to become central district champions, won an additional game for a total of four wins to become a division five regional finalist, lost in the regional final against a really tough Liberty Union team, but eventually placed second in the state for Division Five. Johnstown Lacrosse finished the season with a 10-8 record and hosted their very first ever playoff game. Senior goalie Ben Smith and Junior midfielder Will Taylor received first team mid-Ohio lacrosse league awards. Coach Levi Jacob received Mid- Ohio Lacrosse League coach of the year and his brother Isaiah Jacob was Division Two region seven assistant coach of the year. She said she wanted to acknowledge the really good sporting teams in Johnstown.
4. Mr. Barr said he wanted to publicly welcome Dr. Lewis Kramer, the new Superintendent of schools and thanked Dr. Phillip Wagner for his time as Superintendent. Dr. Wagner will move on as the new Ohio State Superintendent of Public Instruction, the city wishes him well in his new role.
5. Mr. Barr said the Johnstown 12U elite team won their baseball game tonight, a certain number 17 hit his sixth home run of the season.
6. Mr. Cook said he, Nicole and Matt met with the school and township, they plan to meet again on July 29th.

7. Mr. Green said info will be sent out regarding the Leafy Dell road project and other events around town, council should help to share and get the word out.
8. Mr. Green asked about the decision to get out of LCATS. Mr. Sheridan said they have informed him that the decision to move out of LCATS is irrevocable, they cannot go back in. Mr. Green said he is not sure council understood what they did when they did that, he is not sure they got that information when they made that decision.
9. Mr. Green asked about the status of the Personnel Board of Review. Mr. Sheridan said legal counsel said it is a high priority to get that board reconstituted. Clerk Monroe to reach out to Mr. Riepenhoff.
10. Mr. Green said the city should do well with grants this year and asked if there was a running tally of grants they can make public, they should probably advertise that, to show that we are working on them.
11. American Legion Breakfast is this Saturday, they are making money for the Big Red Band.
12. Mr. Huggins asked Mr. McNally if the New Albany Company/Johnstown Land Company would be willing to donate the \$10,000 for the fireworks this year. Mr. McNally said he could ask.
13. Mr. Huggins said he has heard one word over and over, transparency. He said he was designating an idea called the "Johnstown Transparency Act", a proposal to have a shortcut portal on the city website to provide residents with easy access to the city financial information and historical records. Information that is already being produced by the city, easier for residents to locate, review, and understand. The portal would serve as a single location for financial information including annual budgets, monthly budget to actual reports, revenue and expenditure summaries, annual financial reports, state audit reports, audit management letters and communications, corrective action plans when applicable, and historical and financial records maintained online for a minimum of ten years. He referenced several Ohio cities that currently have this; Hudson, Huber Heights and Bellbrook. He said a software used is cleargov.com, there would be a cost, he does not know anything about the company but it might be worth a demo, he likes the checkbook register feature. Finance Director Delande explained that Johnstown used Ohio Checkbook in 2019-2021, which can be found on the city website under the Finance Department. We could likely also use our existing software, UAN, to link information, he can look into the Ohio Checkbook, which would probably initially give them what they are looking for, for way less money. This can be followed up on in finance committee.
14. Clerk Monroe reminder that there are no meetings the first two weeks of July, the next Regular Council meeting will be July 21, 2026.
15. Jamie McNally said that he did not have an answer on the fireworks today, but they are working on a couple initiatives. In various counties, including Licking County, they are doing work, they are setting up a Donor Advised Fund for Licking County businesses. They are going to make a donation of more than \$10,000 to this fund this year and the Licking County Foundation is going to be the one managing the money and the applications, so they are making a substantial donation to the Licking County Foundation. He said they will probably ask for the city's help later this summer to get the word out. These grants are something more substantial that would go towards certain initiatives, it will be outlined in the application whether it's education, sustainability, health and wellness and certain things along those lines, details will be coming out soon.

14. Adjourn

With no further business, Ms. Shook moved to adjourn, Mr. Cook seconded and all were in favor. The motion carried 6-0 and the meeting ended at 8:11 pm.

Next Council Meeting July 21, 2026