



Regular Council Meeting
Tuesday, September 1, 2026 - 6:30 PM
AGENDA

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge of Allegiance
5. Approval of Agenda
6. Action on Minutes
 - a. August 4, 2026
 - b. August 12, 2026 special
 - c. August 18, 2026
 - d. August 26, 2026 special
7. Proclamation - Licking County Soil & Water River Round Up
8. Presentation - American Legion improvements
9. Citizen comments on matters not on the agenda
10. Council Committee reports
 - a. **Design Review Board:** Met 8/25/26; Next 9/8/26 @ 5:30 pm council chambers
 - b. **Planning & Zoning:** Met 8/25/26; Next 9/8/26 @ 6:30 pm council chambers
 - c. **Safety & Service:** 9/1/26; Next 10/6/26 @ 5:30 pm council chambers
 - d. **Finance:** Next 9/15/26 @ 5:30 pm council chambers
 - e. **GJPRD Liaison Updates**
11. Director Reports
 - a. Service Departments: Water, Sewer, Street
 - b. Service Director
12. Tabled Legislation
 - a. **ORDINANCE 11-2026** AN ORDINANCE AMENDING SECTION 921.06 OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO IN ORDER TO SET WATER TAP AND CAPACITY FEES CHARGED BY THE CITY OF JOHNSTOWN. *Introduced July 23, 2026. Tabled August 4, 2026.*
 - b. **ORDINANCE 12-2026** AN ORDINANCE AMENDING SECTION 925.035 OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO IN ORDER TO SET SEWER TAP AND CAPACITY FEES CHARGED BY THE CITY OF JOHNSTOWN. *Introduced July 23, 2026. Tabled August 4, 2026.*
13. Public Hearings of Legislation
 - a. **ORDINANCE 15-2026** AN ORDINANCE TO AMEND THE JOHNSTOWN COMMUNITY REINVESTMENT AREA #4 TO ADD APPROXIMATELY 169.84 +/- ACRES TO THAT AREA. *Introduced August 18, 2026. Public Hearing & Vote September 1, 2026*
 - b. **ORDINANCE 16-2026** AN ORDINANCE SETTING THE COSTS FOR THE CERTIFICATE OF REGISTRATION FEE AND THE CONSTRUCTION PERMIT FEES FOR THE RIGHT-OF-WAY PROGRAM AND DECLARING AN EMERGENCY. *Introduction/Public Hearing/Vote September 1, 2026*
 - c. **ORDINANCE 17-2026** AN ORDINANCE TO AMEND CHAPTER 1147 OF THE CITY'S CODIFIED ORDINANCES. *Introduction & Public Hearing only. Vote on September 15, 2026.*
14. Introduction of Legislation - None
15. NCA Board membership terms & discussion
16. Other Business
17. Adjourn

Next Council Meeting September 15, 2026



Regular Council
Tuesday, August 4, 2026 - 6:30 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Regular Council Meeting for August 4, 2026 at 6:41 PM.

2. Roll Call

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

Staff present - Jeffrey Sheridan - Interim City Manager, Yazan Ashrawi - City Law Director/FBT Gibbons, Dave Delande - Finance Director, Jack Liggett - Service Director, Rusty Smart - Chief of Police, Teresa Monroe - Clerk of Council

Public present - Jeff Stewart, Deven Draper, Mike Giangliordano, Meghan, Jamie McNally, Aaron Underhill, Phil Baker, Mark & Mrs. Thomas, Mike Sileargy

3. Invocation

Mr. Barr offered the invocation.

4. Pledge of Allegiance

5. Approval of Agenda

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

6. Action on Minutes

a. July 16, 2026

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

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

NOES: None

ABSTAIN: None

Passed 7 - 0

7. Citizen comments on matters not on the agenda

No comments.

8. Presentation: Jacobs Engineering - Hannahs Park Improvements; Water feature & Amphitheater

Mike Giangliordano with Jacob's Engineering presented a plan for improvements to Hannahs Park including a water feature and amphitheater. He said the city had gone through this once before, there was a concept developed but it was too high in cost, so they are trying to right size a project with the grant money that was allocated to the city. He said they are working with some council members to determine the terms and conditions with the grants and how to actually finish a project like this. He reiterated that this is a grant funded project, it is a joint effort with the city, the residents, the leadership and the water treatment plant team, which is the engineer and the CMAR and Bowen. The work done to date and what they plan to do in the future is at no cost to the city. Mr. Giangliordano presented a concept plan for consideration. The site plan shows a plan for an

outdoor amphitheater, splash pad, future parking and restrooms, bench swings and a walking path from Maple Street to US62. Walking paths would provide connectivity from the school's new athletic facility on Maple to the opera house and the rest of Main Street, also giving school kids crossing town from the high school a safe walking path. Mr. Giangiardano reviewed anticipated water usage of the splash pad and said it was negligible, he also discussed maintenance required. He said they have this very close to shovel ready at this point, they are just working on the terms and conditions with the two grants.

Mayor Hollis thanked Jacobs Engineering for taking this on and being willing to partner with the city.

9. Council Committee reports

- a. **Design Review Board:** Met 7/28/26; Next 8/11//26 @ 5:30 pm council chambers
Four COA applications were reviewed and approved.
- b. **Planning & Zoning:** Met 7/28/26; Next 8/11/26 @ 6:30 pm council chambers
Discussed allowing the conditional use of a care facility at the old nursing home on 37, reviewed variance request applications for Lash Chevrolet.
- c. **Safety & Service:** 8/4/26; Next 9/1/26 @ 5:30 pm council chambers
The meeting set for today was canceled.
- d. **Finance:** Next 8/18/26 @ 5:30 pm council chambers
Committee will begin discussion on fiscal year 2027.
- e. GJPRD Liaison Updates
No update provided.

10. Director Reports

Mr. Liggett highlighted items in the reports, all reports were included with the public packet. He added that the traffic signals at US62 and Bigelow Drive have been covered, he is working on finding permanent covers. Discussion on whether the lights could ever be removed, Mr. Sheridan said he and Jack should find a contractor who might be the one to take the lights down and check and see what the impact would be; can the wiring be kept safe, how would removal affect the light at Wendy's, cost etc., if they can get that before the next meeting they can report back on the likelihood of taking them down. Mr. Green said if they can bring options to the next Safety & Service committee meeting they can discuss.

- a. Service Departments: Water, Sewer, Street
- b. Service Director

11. Tabled Legislation - None

12. Public Hearings of Legislation

- a. **ORDINANCE 08-2026** AN ORDINANCE ACCEPTING AN ANNEXATION OF 99.4 +/- ACRES, MORE OR LESS, FROM MONROE TOWNSHIP, LICKING COUNTY TO THE CITY OF JOHNSTOWN AND DECLARING AN EMERGENCY. *Introduction July 21, 2026. Public Hearing & Vote on August 4, 2026*
First reading at the last meeting.

ACTION: Mayor Hollis moved to amend the initial reading to add the emergency; Mr. Cook seconded and the vote was as follows:
AYES: Mayor Hollis, Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins, Ryan Green, Don Barnard
NOES: None
ABSTAIN: None

Passed 7 - 0

No discussion by council members.

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

ACTION: Mr. Barnard moved to approve Ordinance 08-2026 as amended, as an emergency; Mr. Huggins seconded and the vote was as follows:
AYES: Don Barnard, Ryan Green, Mayor Hollis, Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins
NOES: None
ABSTAIN: None

Passed 7 - 0

- b. **ORDINANCE 09-2026** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF JOHNSTOWN, REZONING APPROXIMATELY 99.4+/- ACRES TO PLANNED DEVELOPMENT DISTRICT AND DECLARING AN EMERGENCY. *Introduction July 21, 2026. Public Hearing & Vote on August 4, 2026*
First reading at the last meeting.

ACTION: Mayor Hollis moved to amend the initial reading to add the emergency; Mr. Cook seconded and the vote was as follows:
AYES: Mayor Hollis, Kyle Cook, Jeff Barr, Nicole Shook, Matthew Huggins, Don Barnard, Ryan Green
NOES: None
ABSTAIN: None

Passed 7 - 0

No council discussion.

Public Hearing:

1. Phil Baker

- Asked why the emergency.

City Law Director Ashrawi answered that it is listed in the ordinance, but it is to expedite a development that has substantial impact on the city's financial and infrastructure well being and to attract jobs and development to the area.

2. Mike Sileargy

- Provided a written copy to council and read the statement as follows:

"Hello. I'm Mike Sileargy here tonight, Monroe Township Trustee, and I'm here to present a letter on behalf of the Monroe Township Trustees and the Monroe Township Fire Department. Thank you very much for this opportunity. Dear Mayor and members of council, on behalf of Monroe Township Board of Trustees, we respectfully request a meeting with the city of Johnstown to discuss the development of a compensation agreement addressing the impacts of the city's annexation of approximately 99 acres from within Monroe Township that just occurred and the tax abatements associated with that development. While the township recognizes the economic opportunities that new development can bring to the region, the tax abatements granted as part of this project will significantly reduce the revenue which would otherwise be available to support essential town services, most notably the Monroe Township Fire Department. The fire department will experience increased demand as a direct result of this development. Additional commercial growth requires enhanced emergency response capabilities, staffing, training, apparatus, and equipment. At the same time these service demands are increasing, the tax abatements have diminished a primary source of revenue needed to fund those improvements. Accordingly, the Monroe Township Board of Trustees requests that the City of Johnstown enter into discussions regarding a compensation agreement under which the city would reimburse the township for the fire department revenue loss due to the tax abatements. Such an agreement would help ensure that emergency services remain adequately funded and capable of providing the level of protection that residents, businesses, employees, and visitors to the new development sites will expect and deserve. We believe a collaborative approach between both the city and the township by ensuring that public safety infrastructure keeps pace with growth while fostering a strong intergovernmental partnership. We respectfully request the opportunity to meet with city representatives at your earliest convenience to discuss this matter and work toward a mutual beneficial agreement. The Monroe Township trustees thank you for your consideration and we look forward to your response and to working together to support responsible development and continued safety for our shared community as one, Monroe township and the City of Johnstown. Thank you very much."

No further public comments. Mayor Hollis asked for a motion to approve as amended.

ACTION: Mr. Barnard moved to approve Ordinance 09-2026 as an emergency, as written; Ms. 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

- c. **ORDINANCE 11-2026** AN ORDINANCE AMENDING SECTION 921.06 OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO IN ORDER TO SET WATER TAP AND CAPACITY FEES CHARGED BY THE CITY OF JOHNSTOWN. *Introduced July 23, 2026. Public Hearing & Vote on August 4, 2026*
Introduced at last meeting.

Mr. Barr said he would like to table Ordinance 11-2026 and Ordinance 12-2026 so they can have a workshop meeting with the team that presented these fees, to have a little more discussion to get comfortable with the proposed fees. There was no objection or further discussion.

ACTION: Mr. Barr moved to table Ordinance 11-2026 and Ordinance 12-2026; Mr. Barnard seconded and the vote was as follows:
AYES: Jeff Barr, Nicole Shook, Matthew Huggins, Don Barnard, Ryan Green, Mayor Hollis, Kyle Cook
NOES: None
ABSTAIN: None

Passed 7 - 0 TABLED

- d. **ORDINANCE 12-2026** AN ORDINANCE AMENDING SECTION 925.035 OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO IN ORDER TO SET SEWER TAP AND CAPACITY FEES CHARGED BY THE CITY OF JOHNSTOWN. *Introduced July 23, 2026. Public Hearing & Vote on August 4, 2026*

Introduced at the previous meeting. Tabled with the motion under Ordinance 11-2026.

- e. **ORDINANCE 14-2026** AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO, AND DECLARING AN EMERGENCY. *Introduction/Public Hearing/Vote on August 4, 2026*

It has been over a year since the company that publishes city ordinances online has done an update. The emergency is requested so that this is effective immediately and can be published online right away. Mr. Ashrawi added that everything that is being codified has already been adopted by the state or this local body, it is not changing anything substantively, it is just making it public and accessible on the codification website.

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

Passed 7 - 0

No council discussion

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

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

Passed 7 - 0

13. Introduction of Legislation

- a. **ORDINANCE 13-2026** AN ORDINANCE AUTHORIZING CERTAIN ACTIONS NECESSARY TO MAINTAIN THE STATUS OF THE JOHNSTOWN COMMUNITY IMPROVEMENT CORPORATION, INCLUDING AUTHORIZING THE CITY MANAGER OR FINANCE DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO MAINTAIN SUCH STATUS; DIRECTING THE

PREPARATION OF A CODE OF REGULATIONS; ESTABLISHING THE BOARD STRUCTURE;
AND DECLARING AN EMERGENCY. *Introduction only. Public Hearing and Vote on August 18, 2026.*

Introduction only.

Mr. Barnard asked if they were simply doing this just to restore the CIC to good standing, or what the purpose is.

City Law Director Ashrawi said the CIC exists and is in effect right now, what they did not have was the code of regulations filed with the Secretary of State that is required, and the articles of incorporation needed to be updated because certain individuals were named in their individual capacity as opposed to their professional capacity. This will allow the self-governance of the CIC board. A second step to really reinvigorating the board which is getting that board constituted, he said he thinks the mayor, city manager and finance director sit as three of the five and then two more appointments from the city. If those two additional members have not been appointed before, there needs to be a reappointment and then the board can meet independently and change the code of regulations, update it as they see fit and then start getting to work.

The public hearing and vote will be held on August 18, 2026.

14. Other Business

1. Mr. Huggins said he would be meeting with ClearGov to gather some information for greater council, he will have an update for next meeting.
2. Mr. Barr said he wanted to address the public comment, they look forward to having the dialogue with the township and coming to an agreement and understanding as they embark on things forthcoming with the recent annexation.
3. Mr. Barnard asked about the status of the honorary street signs, can they get an update at the next Safety Service committee meeting.
4. Mr. Barnard asked if they can get the work session scheduled, items he would like for the agenda are tap/capacity fees, discussion on NCA's and discussion on the water park (Hannahs Park). After discussion, council scheduled a tentative special council work session for Sunday, August 30th at 2:00 pm, unless they are able to schedule it for sooner.
5. Mr. Barnard acknowledged City Attorney Yaz Ashrawi for making the Columbus "Forty under Forty". Council members congratulated him.
6. Mr. Green said Hartford Fair and Summerfest are coming up, school and football games are starting, come out to the events and watch for traffic.
7. Ms. Shook said the Farmer's Market is tomorrow 4:30 pm - 7:30 pm.

15. Adjourn

ACTION:	Mayor Hollis moved to adjourn; Mr. Cook 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

The meeting adjourned at 7:30 pm.

Next Council Meeting August 18, 2026



Special Council
Wednesday, August 12, 2026 - 5:00 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Special Council Meeting for Wednesday, August 12, 2026 at 5:05 PM.

2. Roll Call

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

Staff present - Jeff Sheridan - Interim City Manager, Yazan Ashrawi - City Law Director/FBT Gibbons, Teresa Monroe - Clerk of Council

Public present - Andrew Brossart, Jackson Linz, Jake Maur

3. Executive Session R.C. 121.22(G)(8): To consider confidential information related to specific business strategy, trade secrets, or personal financial statements of an applicant for economic development assistance that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project.

ACTION: Mayor Hollis moved to enter Executive Session to consider confidential information related to specific business strategy, trade secrets, or personal financial statements of an applicant for economic development assistance that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project. To include members of council, city law director, city manager (by phone), representatives of NACO and Bradly Payne; Kyle Cook seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 7 - 0

Council entered Executive Session at 5:08 pm and returned to Regular Session at 6:37 pm.

4. Other Business

5. Adjourn

A motion to adjourn carried 7-0; the meeting ended at 6:38 pm.

Next Council Meeting August 18, 2026



Regular Council
Tuesday, August 18, 2026 - 6:30 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Regular Council Meeting for August 18, 2026 at 6:33 PM.

2. Roll Call

Present - Mayor Tiffany Hollis, Ryan Green, Don Barnard, Matthew Huggins, Kyle Cook, Nicole Shook

Absent - Jeff Barr

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

Public present - Jamie McNally, Chase McGugin, Phil Baker, Terry & Lori Emery, Deven Draper, David Collinsworth

3. Invocation

Mr. Cook offered the invocation.

4. Pledge of Allegiance

5. Approval of Agenda

ACTION: Mayor Tiffany Hollis moved to approve as written; Kyle Cook seconded and all were in favor.

AYES: Mayor Tiffany Hollis, Ryan Green, Don Barnard, Matthew Huggins, Kyle Cook, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

6. Action on Minutes

ACTION: Mayor Tiffany Hollis moved to approve minutes from July 21, July 23 and August 4, 2026; Matthew Huggins seconded and all were in favor.

AYES: Mayor Tiffany Hollis, Ryan Green, Don Barnard, Matthew Huggins, Kyle Cook, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

7. Citizen comments on matters not on the agenda

1. Phil Baker

- Read a statement as follows: "I'm here tonight because of the unwillingness of city council to work with Monroe Township on shared revenue on a property formerly in Monroe Township that is annexed into the city. When that happens, Monroe Township loses the ability to collect any revenue from future development without an agreement with the city of Johnstown. Attending recent township meetings, township trustees have said over and over again contrary to what the city has said, they have contacted you through emails and phone calls to arrange a meeting to discuss such an agreement. The township is holding a meeting Wednesday, August 26 at 6 p.m. I'm requesting and urging you to attend that meeting and be there. I want you to understand that through future development and annexation, the more that's annexed and taken away from Monroe Township and the more calls that they get because of development on such projects, sooner or later they are going to lose the ability to answer all the calls for the city of Johnstown and the properties that are being annexed, and I don't want to see that happen."

Mr. Cook said they don't either, there is every intent to work with Monroe Township to make sure they are taken care of. Mr. Baker said the township is not in an agreement for the property annexed across the street from him. Mayor Hollis said that property was just annexed two meetings ago so there are no agreements in place at all, it is still a work in progress. She added that tonight on the agenda is an infrastructure development agreement that will play a part in all of that and they have had open communication with the township and have every intent on maintaining open communication with the township, she thinks there's a lot of misinformation out there. Mr. Cook said he has been to two of the meetings they have requested them be at and none of that was discussed.

8. Council Committee reports

- Design Review Board:** Met 8/11/26; Next 8/25/26 @ 5:30 pm council chambers
An application for a business sign in the downtown was approved. An application for a room addition was reviewed and tabled pending updated design plans.
- Planning & Zoning:** 8/11/26 canceled; Next 8/25/26 @ 6:30 pm council chambers
- Finance:** 8/18/26 @ 5:30 pm; Next 9/15/26 @ 5:30 pm council chambers
Covered multiple topics that are still in progress, they hope to have some upcoming presentations in the next couple of months. Budget process starts in October, they are geared to be on time with the budget so they don't have to have a second meeting in December.
- Safety & Service:** Next 9/1/26 @ 6:30 pm council chambers

9. Director Reports

- Police Chief
Chief Smart highlighted items in his report; included in the public packet.

10. Tabled Legislation

- ORDINANCE 11-2026** AN ORDINANCE AMENDING SECTION 921.06 OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO IN ORDER TO SET WATER TAP

AND CAPACITY FEES CHARGED BY THE CITY OF JOHNSTOWN. *Introduced July 23, 2026. Tabled August 4, 2026.*

Remains tabled. Discussion on moving up the workshop meeting initially scheduled for August 30th. A workshop was scheduled for Wednesday, August 26, 2026 at 5:30 pm to discuss the capacity fees and other topics. Mr. Green said he believes time is of the essence on this.

- b. **ORDINANCE 12-2026** AN ORDINANCE AMENDING SECTION 925.035 OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO IN ORDER TO SET SEWER TAP AND CAPACITY FEES CHARGED BY THE CITY OF JOHNSTOWN. *Introduced July 23, 2026. Tabled August 4, 2026.*

Remains tabled.

11. Public Hearings of Legislation

- a. **ORDINANCE 13-2026** AN ORDINANCE AUTHORIZING CERTAIN ACTIONS NECESSARY TO MAINTAIN THE STATUS OF THE JOHNSTOWN COMMUNITY IMPROVEMENT CORPORATION, INCLUDING AUTHORIZING THE CITY MANAGER OR FINANCE DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO MAINTAIN SUCH STATUS; DIRECTING THE PREPARATION OF A CODE OF REGULATIONS; ESTABLISHING THE BOARD STRUCTURE; AND DECLARING AN EMERGENCY. *Introduced on August 4, 2026. Public Hearing and Vote on August 18, 2026.*

Introduced on August 4, 2026. Mayor Hollis said the reason for the emergency is that we are approaching the CIC expiration date, if this is not passed by emergency and effective immediately, it would expire before it becomes effective.

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

ACTION: Matthew Huggins moved to approve as written; Ryan Green seconded and the vote was as follows:

AYES: Matthew Huggins, Don Barnard, Ryan Green, Mayor Hollis, Kyle Cook, Nicole Shook

NOES: None

ABSTAIN: None

Passed 6 - 0

- b. **RESOLUTION 2026-37** A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INFRASTRUCTURE DEVELOPMENT AND UTILITIES CAPACITY RESERVATION AGREEMENT WITH THE JOHNSTOWN LAND COMPANY II LLC AND THE BOARD OF TRUSTEES OF THE JOHNSTOWN NEW COMMUNITY AUTHORITY. *Introduction/Public Hearing/Vote August 18, 2026*

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

Ms. Shook said this is a resolution and the deal is still in progress. Mayor Hollis said correct, it is a work in progress, a living document.

ACTION: Mayor Hollis moved to approve as written; Nicole Shook 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

- c. **RESOLUTION 2026-38** RESOLUTION TO APPROVE EMPLOYMENT AGREEMENT AND TO APPOINT TERRY EMERY AS CITY MANAGER. *Introduction/Public Hearing/Vote August 18, 2026*

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

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

Mayor Hollis thanked Mr. Sheridan for being the Interim City Manager, that he has done a fabulous job, it was a very difficult task and that he has done an amazing job. Mr. Cook said it was not an easy decision.

Mayor Hollis invited Mr. Emery to speak. Mr. Emery thanked members of council and said he was excited for the opportunity and the challenges that are before them all, he understands them. He said he is excited to work with the staff and build the culture that we have here and make it the best it can possibly be. He introduced his wife Lori and said he is truly excited to be a part of this community and the potential of what it can become. Mr. Emery has spent the last fifteen years as the city manager in Marysville.

Mayor Hollis also thanked Management Advisory Group for all the work done to get them here, it has been a process and they appreciate the help.

12. Introduction of Legislation

- a. **ORDINANCE 15-2026** AN ORDINANCE TO AMEND THE JOHNSTOWN COMMUNITY REINVESTMENT AREA #4 TO ADD APPROXIMATELY 169.84 +/- ACRES TO THAT AREA

Introduction only.

Jamie McNally with the Johnstown Land Company II LLC said the concept here to amend the existing CRA is to build upon what they have always worked on. There was an existing CRA in place before the planned development came into Johnstown, that planned development was expanded and as the planned development has grown, this is the sequence of events now that the land has annexed into the city, simply layering the

blanket of the CRA on top of it so that all the land is at the same competitive advantage. Mr. McNally said this is not proposing any deals with any end users right now, it is just giving the city the option to negotiate deals in the future.

Public Hearing and vote to be held on September 1, 2026.

13. Other Business

1. Mr. Huggins said he has proposed an amendment to the NCA, he has had discussion with and provided a copy to the City Law Director for review and there may be an Ordinance forthcoming. This would be relative to smaller parcels who did not need to be in the NCA or who already had water. He said he would email Yaz and ask him to release it to greater council once reviewed and makes any changes. He would also like him to talk to Mr. McNally about it, to make sure that it is not something that will cause problems. Mr. Huggins said he thinks it is very fair to the city, to Johnstown Land Company and to everybody that's involved and offers protection for those smaller pieces that annex or change zoning. Mr. McNally said without having seen it, he cannot really comment, but thinks based on what he has heard he thinks they generally agree to the concept of it.
2. Mr. Huggins said he will be continuing his research into ClearGov and will have further updates as he gets them.
3. Ms. Shook said school starts tomorrow, she hopes everyone has a safe and fun year, shout out to the seniors and the first home football game is Friday night, ready for some football and Big Red Band.
4. Mr. Barnard said the Farmer's market is tomorrow 4:30 pm - 7:30 pm, the wrestling group is setting up and tearing down.
5. Mr. Cook asked if there had been any research into how we can develop a landing page and get information out there in a more concise manner. Ms. Monroe said the new website should go live next month, content is being moved over and at some point there will be a place to start building that. Ms. Shook said the text alerts being sent out have been helpful. Discussion on getting more people to sign up for city alerts.
6. Mr. Green said kids are back to school this week so watch out on the roads. Get out and support the fall sports.
7. Mayor Hollis said there are a lot of road projects, she has had conversation with the school superintendent trying to over communicate with the school district and make sure everyone's on the same page about all the projects and the bus routes.

14. Adjourn

ACTION:	Mayor Hollis moved to adjourn; Nicole Shook 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 7:01 pm.

Next Regular Council Meeting September 1, 2026



Special Council Workshop
Wednesday, August 26, 2026 - 5:30 PM
MINUTES

1. Call to Order

Mayor Tiffany Hollis called to Order the City of Johnstown Special Council workshop for Wednesday, August 26, 2026 at 5:33 PM.

2. Roll Call

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

Staff present - Jeff Sheridan - Interim City Manager, Dave Delande - Finance Director, Jack Liggett - Service Director, Yazan Ashrawi - City Law Director, Teresa Monroe - Clerk of Council

Public present - Mike Giangjordano, Meghan Katchmar, Terry Emery, Mike Sileargy, two others not signed in.

3. Hannahs Park Improvement project

Mike Giangjordano with Jacobs Engineering, project manager for the water treatment plant, was present for review of the project and to answer questions on the financial aspects. He said there are two grants, one for an amphitheater and one for a splashpad. The splashpad grant is for \$250,000 and the amphitheater is for \$150,000. A meeting with the amphitheater grant holder indicated that an amphitheater is needed in order to get the grant money allocated. It can have shared costs with everything else as there needs to be a footpath to get to the amphitheater. He said it is not a \$150,000 amphitheater, it is a \$150,000 project that includes an amphitheater. Grant money combined is \$400,000 and they are flirting very close to that number and there is always a plus or minus when engineers are putting together a cost estimate. He discussed the potential for listing line item costs and beginning to scale back certain aspects such as concrete or archways and columns in order to get the cost down, he added that a term of the grant is that this needs to be advertised to contractor. Mr. Barnard asked what the cost is for just the splashpad with the path going to it. Mr. Giangjordano estimated \$200-\$225,000. Mr. Barnard asked what the cost for the bathroom was, Mr. Giangjordano said the bathroom is not included. Mr. Barnard said he would think that was a necessity if there were little kids. The cost estimated for a pre-fab, two-star restroom with running water was \$125,000. Splashpad, sidewalk, signage, swings etc. is about \$375,000 not including the bathroom. The bathroom was discussed as a phase 2 of the project. Mayor Hollis said they hope to get enough funding to do all of it in one phase, if they can pull that off with contributions from the public, that would be amazing, but if they only get enough funding for a phase 1 right now, to get it done in the timeframe to use the grant, then it just is what it is, without using any city money. Mr. Cook asked if any corporate sponsors had been approached, Mr. Green said no, they wanted to get the costs in order first. Mr. Barnard said one of his concerns is that it isn't complete and then the next year and the next they don't have money for the bathroom. Mr. Cook asked what was the timeline to utilize the grant, Mr. Green said they have to get this done within the next year. Ms. Shook asked what was the "drop dead" date, Mr. Green said he would have to get that exactly. He said the nice thing about how this has been designed is that it can be phased, they can get this project done, have all the groundwork laid for the bathroom, and then all they are waiting on is another grant or private philanthropy or a public partnership, to get the rest of the bathroom done, all of the groundwork can be laid. Mayor Hollis said potentially, by the time the splashpad is actually open and functioning, there could be a bathroom. Some discussion on minimal maintenance required. Mr. Barr asked for the all in number, without the bathroom. Mr. Giangjordano said total project, amphitheater and splashpad as proposed is \$460,000. Some discussion on total cost to the city beyond the grant money, Mr. Barr

said there would be a five percent fee for grant administration, someone needs to take a look at that, he needs to know the math. Mr. Green said he would look into the fee costs for the grants. Mayor Hollis noted that Jacobs has put a ton of work into this, pro bono, and she doesn't know how to thank them.

Mike Giangjordano to get "a la cart" cost numbers to council in order to be able to develop what is phase 1 and phase 2. Mr. Cook said once they have real numbers they can move on with this.

Mr. Green said he had another engagement and left the meeting.

4. Water/Sewer capacity fees

Mike Giangjordano reviewed the proposed tap and capacity fees for water and sewer. Mr. Barnard said he one hundred percent gets what is shown, he has looked at the analysis and how they got the numbers, he understands it. He said his fear is that they would be jumping almost one hundred percent from where they are now, he thinks we have to balance bringing business in and not scaring them away with some of these fees because we need economic development fees too, the hike worries him. Review of costs by line size. Mr. Barnard asked if they could increase by fifty percent versus one hundred, and then do the full later. Mr. Giangjordano said he would just caution them to evaluate how much cash they have on hand in the first couple of years, in paying back the loan, the water plant is coming first. Mr. Barnard asked incoming city manager Terry Emery his thoughts. Mr. Emery said it will not stop businesses from coming, he said if the city has a mechanism to put in place to help fund things as early and quickly as they can, it should. He said they could consider adjusting the smaller users, one inch or less, but the large users are going to pay it. Mr. Barnard asked if the numbers proposed concerned him for bringing in businesses, Mr. Emery said not at all. Mr. Sheridan said he agreed. Some discussion on lowering the 3/4 and 1 inch fees and raising the 4 inch. Decision to leave the tabled legislation fee schedule as is.

5. NCA review & discussion

City Law Director Yaz Ashrawi was present to review what an NCA is, the problem it is intended to solve, and where the dollars that are generated go and also to provide answers to questions that have been asked by council members. He said an NCA is a special taxing district, its own entity, it creates a district of its own and creates a board of its own. The board can initiate a community development charge and that charge can be imposed in one of multiple ways; tax on property values, tax on business profits, tax on gross receipts, income of the residents within the district, taxes on lease compensation, or another kind of uniform fee across the board. He used Bridge Park in Dublin as an example. NCA's create a new and separate revenue stream, they are a separate, distinct local government, it does not take any tax revenue or money from any other entity. A developer has to petition to create an NCA, that developer can be a private developer or a municipal corporation or some combination of both. The applicant must own the land initially when the petition is made. There are governance documents for the entity and the board is ultimately responsible for the charge and how the revenues generated by that are spent. The revenue that is generated is limited to being spent on community facilities and community activities and that is defined in the petition. It is typically used for infrastructure and public related necessities for the district itself. There are limited instances where funds can be used for general community needs outside of the NCA district, some examples given. The Johnstown NCA petition has already been created, council received it from the developer. Mr. Ashrawi said it is standard in a sense, there is a tremendous amount of infrastructure that needs to be built out for the Planned Development, the NCA charges are set to cover the debt that is going to be issued to pay for that infrastructure. Unlike a TIF or CRA or other tools, it does not redirect or abate tax dollars, it creates new dollars.

Mr. Ashrawi provided a brief overview of other tools to include JED, CRA and TIF.

He said with respect to a compensation agreement, whether with a school district or a township, the purpose is to give an opportunity for other local governments to be made whole if there are

abatements or exemptions granted with a certain development. The city currently has a compensation agreement with the school, making them whole for property taxes that are otherwise abated or redirected. Some further discussion on CRA abatements, he said they do not take anything away, it just does not increase until the final year. Mr. Ashrawi said that in the case of the PD district, there will be as much if not more real estate tax revenue to every agency or entity that would otherwise receive real estate property tax revenues. Ms. Shook said it sounds to her like a lot of people are getting more than they would have gotten if the land stayed the way it was. Mr. Ashrawi said in short that was correct.

Some discussion on annexation and jurisdictional boundaries and the recent annexation along Clover Valley Road. Mr. Liggett said when accepting annexations, roadway maintenance and responsibility becomes serious when not discussed up front.

Some further discussion on NCA scenarios, creation and multiple NCA's, as well as potential changes to the existing NCA relative to some acreage requirements for joining.

6. Cleargov and final estimate

Mr. Huggins reviewed a software proposal by ClearGov for online public financial engagement. Scope #1 is a digital budget book and financial engagement; \$4,800 initial one time investment and \$10,400 annual cost. Scope #2 includes scope 1 services along with automated budgeting tools; \$10,312 initial investment and \$18,837 annual cost. Mr. Emery said they have used ClearGov in Marysville, the finance director likes it and it creates a scenario where council and the community can stay more engaged and involved. The contract would have a five percent annual increase. Council to review the full software proposal provided.

7. Other Business

1. Mr. Barr said going back to the splashpad, and trying to get the project covered solely with the grant money, they should consider what kind of willingness there is to go into their own pocket, because construction is going to be cheapest today, it will only cost more later. He is open to trying to figure out how to budget for that.

8. Adjourn

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

Passed 6 - 0

The meeting ended at 7:18 pm.



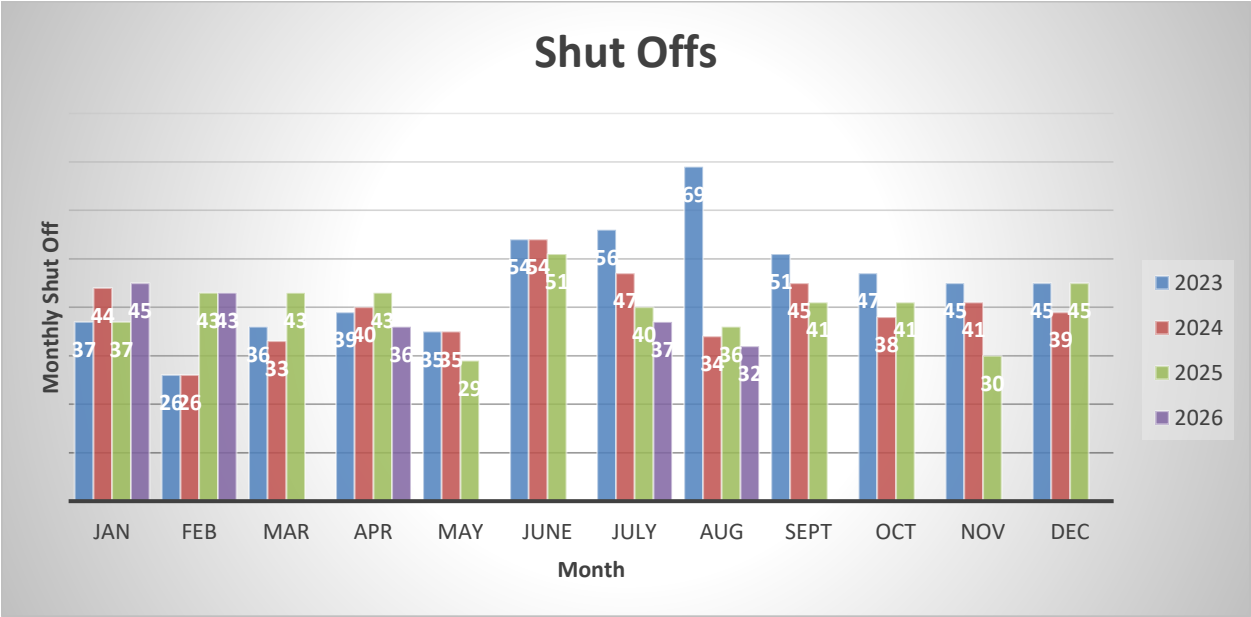
August 2026 Water Council Report



Water Plant August 2026

- 1) As of August 27th, the flow is 18.409 MG.
- 2) There were 32 shut offs.
- 3) Worked on locates.
- 4) Worked on work orders.
- 5) The Water Department had 6 hours of training.
- 6) Tim Perry worked 32 hours for the Street Department.
- 7) Checked water leak at Wendy's, the leak was their responsibility.
- 8) I attended progress meeting with Bowen the Water Plant Expansion Project.
- 9) Worked on and submitted monthly EPA reports.
- 10) Flush line feed lines on a weekly basis.
- 11) Worked with Bowen daily on the Water Plant Expansion Project.
- 12) Changed lime feeders, took #2 feeder out and put #1 lime feeder in service. We cleaned #2 feeder and the feed line.
- 13) Worked on the EPA Inventory spreadsheet for lead lines.

Thank you,
Terry Nichols
Chief Water Operator
City of Johnstown

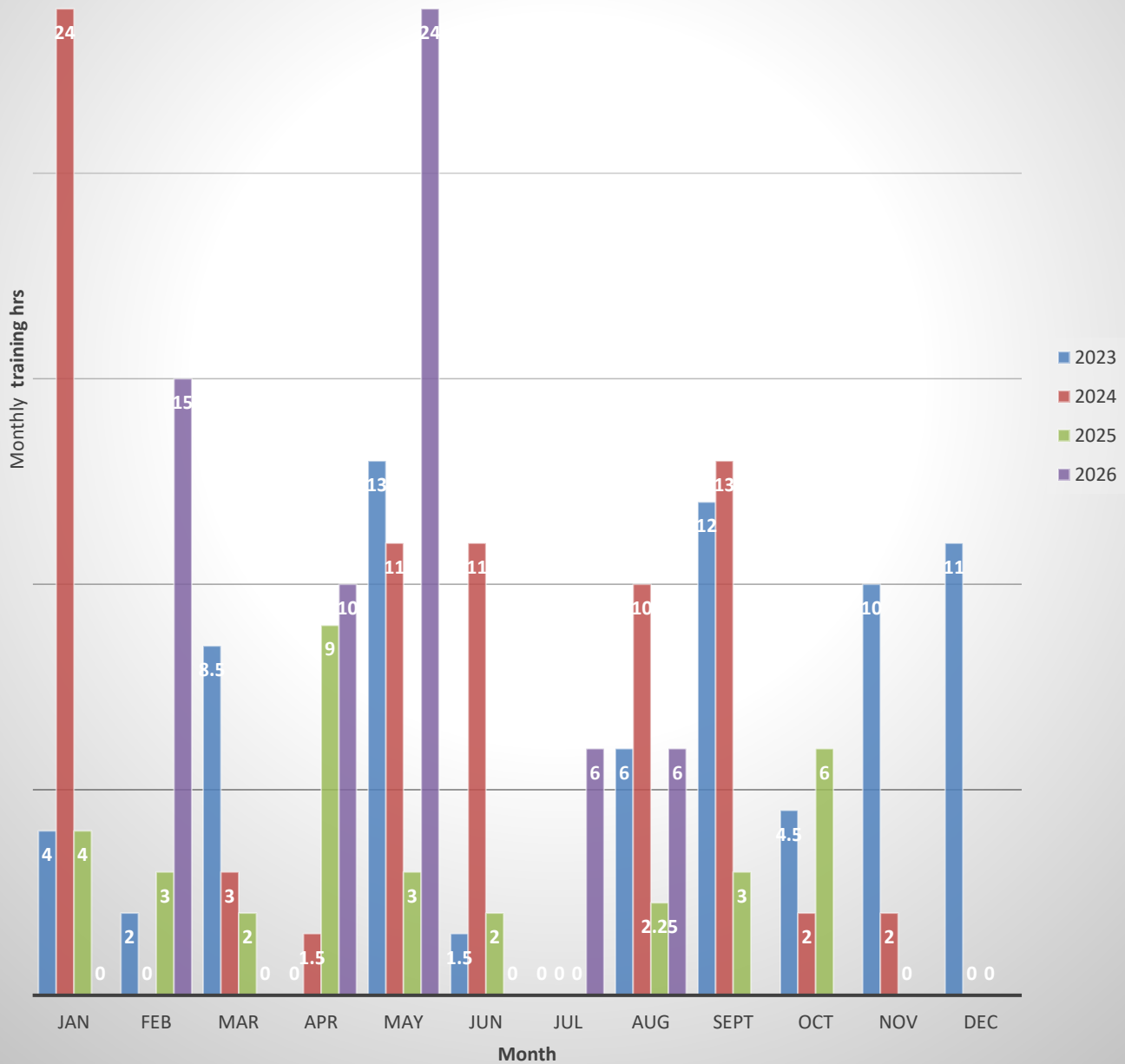


Daily Plant Tap Test Results

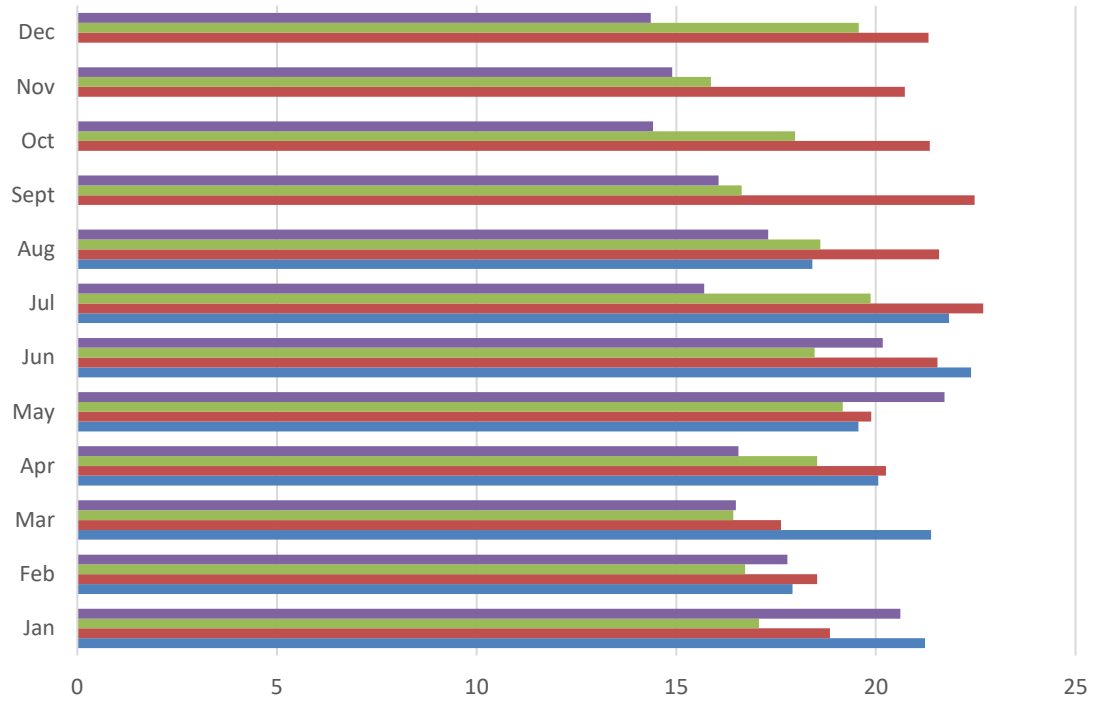
Date	PH	Phenol	Total	Total	Plant Tap Cl2		
		Alkalinity	Alkalinity	Hardness	Free	Total	Combined
Aug-01	7.72	0	49	149	1.00	1.03	0.03
Aug-02	7.92	0	46	144	1.17	1.22	0.05
Aug-03	8.01	0	49	147	1.00	1.04	0.04
Aug-04	7.93	0	47	143	0.99	1.04	0.05
Aug-05	7.88	0	49	148	1.05	1.11	0.06
Aug-06	7.78	0	49	147	1.06	1.09	0.03
Aug-07	7.86	0	50	152	1.05	1.08	0.03
Aug-08	7.83	0	50	165	1.02	1.07	0.05
Aug-09	8.34	0	75	174	1.01	1.09	0.08
Aug-10	8.00	0	52	156	1.19	1.29	0.10
Aug-11	8.01	0	50	150	1.27	1.30	0.03
Aug-12	7.93	0	50	152	1.20	1.25	0.05
Aug-13	8.03	0	50	150	1.20	1.27	0.07
Aug-14	7.88	0	50	148	1.21	1.25	0.04
Aug-15	7.77	0	56	145	1.18	1.21	0.03
Aug-16	7.59	0	50	147	1.24	1.28	0.04
Aug-17	8.01	0	52	150	1.00	1.10	0.10
Aug-18	7.87	0	55	155	0.90	0.99	0.09
Aug-19	7.90	0	52	150	1.08	1.18	0.10
Aug-20	7.91	0	50	149	1.14	1.23	0.09
Aug-21	7.92	0	50	148	1.10	1.19	0.09
Aug-22	7.52	0	43	133	1.03	1.11	0.08
Aug-23	7.82	0	45	142	1.00	1.09	0.09
Aug-24	7.84	0	50	150	0.97	1.01	0.04
Aug-25	8.05	0	51	146	1.10	1.20	0.10
Aug-26	7.91	0	50	146	1.03	1.09	0.06
Aug-27	7.82	0	48	150	1.04	1.16	0.12
Aug-28	7.91	0	50	146	1.06	1.15	0.09
Aug-29							
Aug-30							
Aug-31							
Average	7.89	0.00	51	149	1.08	1.15	0.07

Total Alkalinity: 35-55 mg/L, Phenol Alkalinity: 0-2 mg/L Hardness: 135 – 150 mg/L (Higher hardness is due to running # 2 L.S. well pulling water from deeper part of the aquifer)
 Free Chlorine: 0.85-1.10 mg/L

Training Hours



Monthly Influent MG



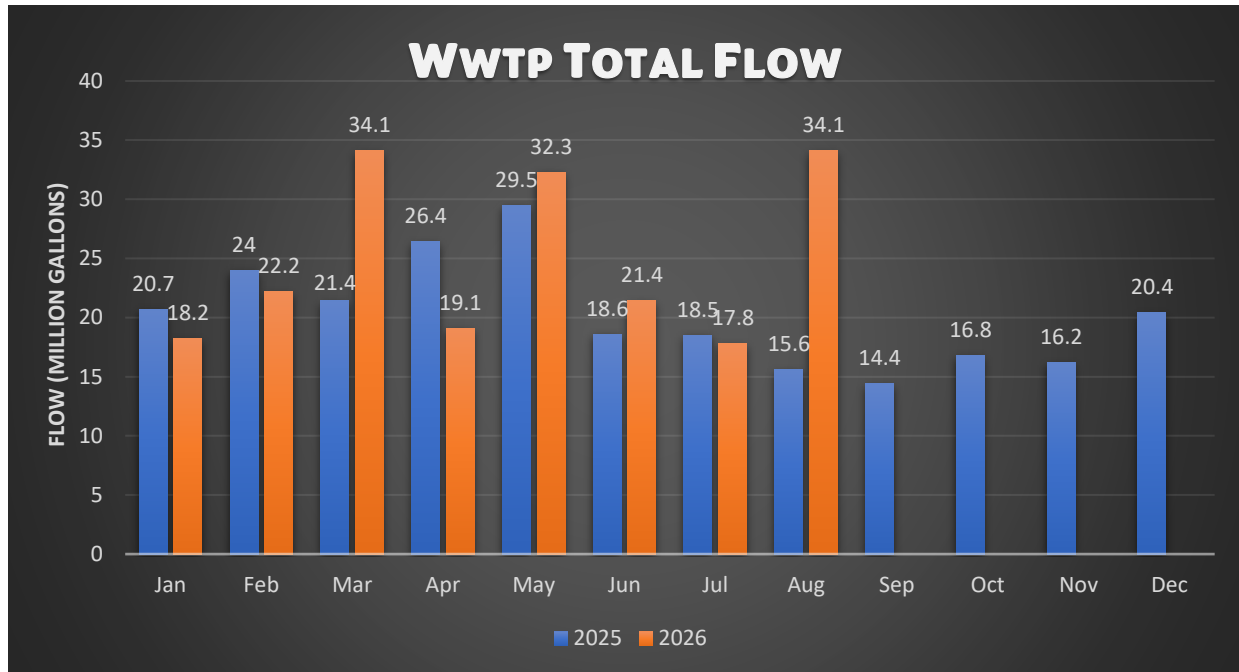
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2023	20.616	17.786	16.492	16.556	21.719	20.176	15.698	17.307	16.061	14.42	14.898	14.362
2024	17.074	16.725	16.431	18.526	19.174	18.464	19.866	18.609	16.641	17.976	15.872	19.571
2025	18.851	18.526	17.622	20.25	19.881	21.544	22.689	21.584	22.472	21.35	20.729	21.319
2026	21.228	17.912	21.383	20.06	19.561	22.384	21.832	18.409				

MG

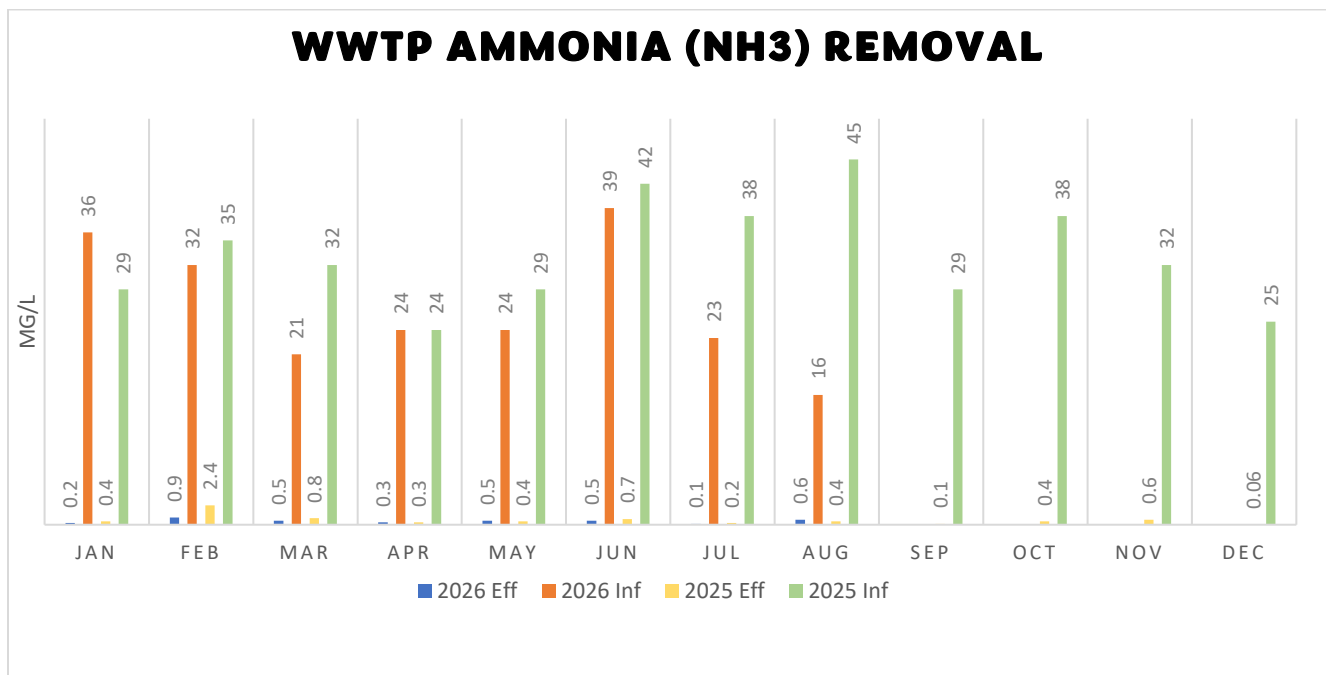


August 2026

SEWER DEPARTMENT REPORT



PLANT EFFICIENCY CHARTS

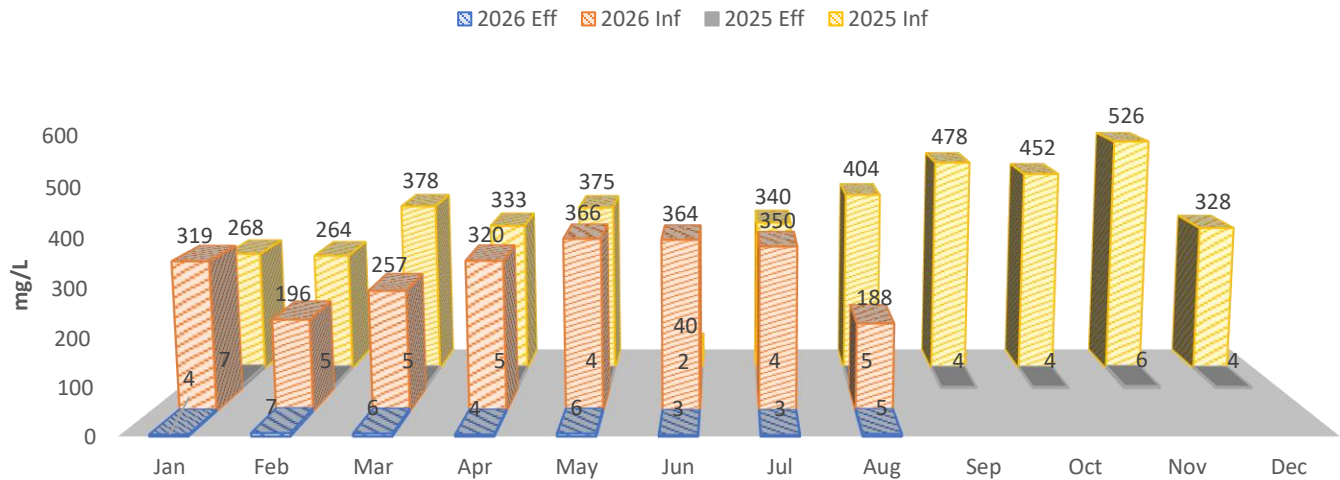


Average % of NH3 removed for the month = **96%**

Discharge Limitations

Weekly- 3.9 mg/L
Monthly- 2.6 mg/L

WWTP TOTAL SUSPENDED SOLIDS REMOVAL

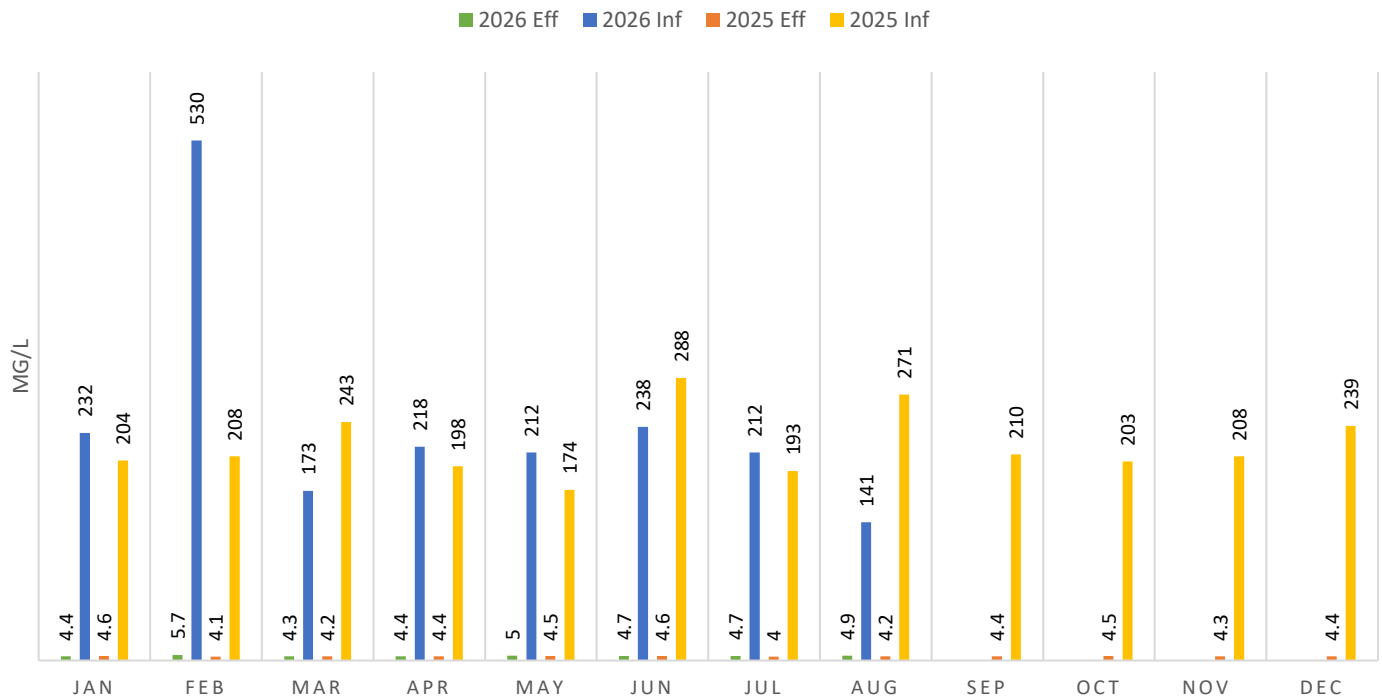


Average % of TSS removed for the month = **97%**

Discharge Limitations

Weekly- 18 mg/L
Monthly- 12 mg/L

WWTP CBOD REMOVAL



Average % of BOD removed for the month = **97%**

Discharge Limitations

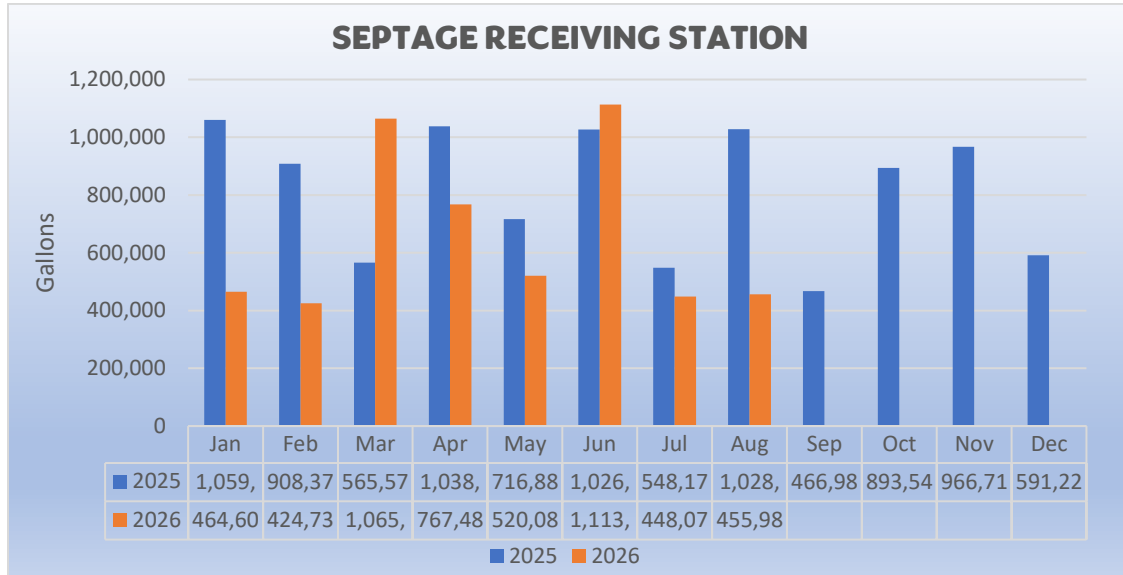
Weekly- 15 mg/L
Monthly- 10 mg/L

WORK HIGHLIGHTS

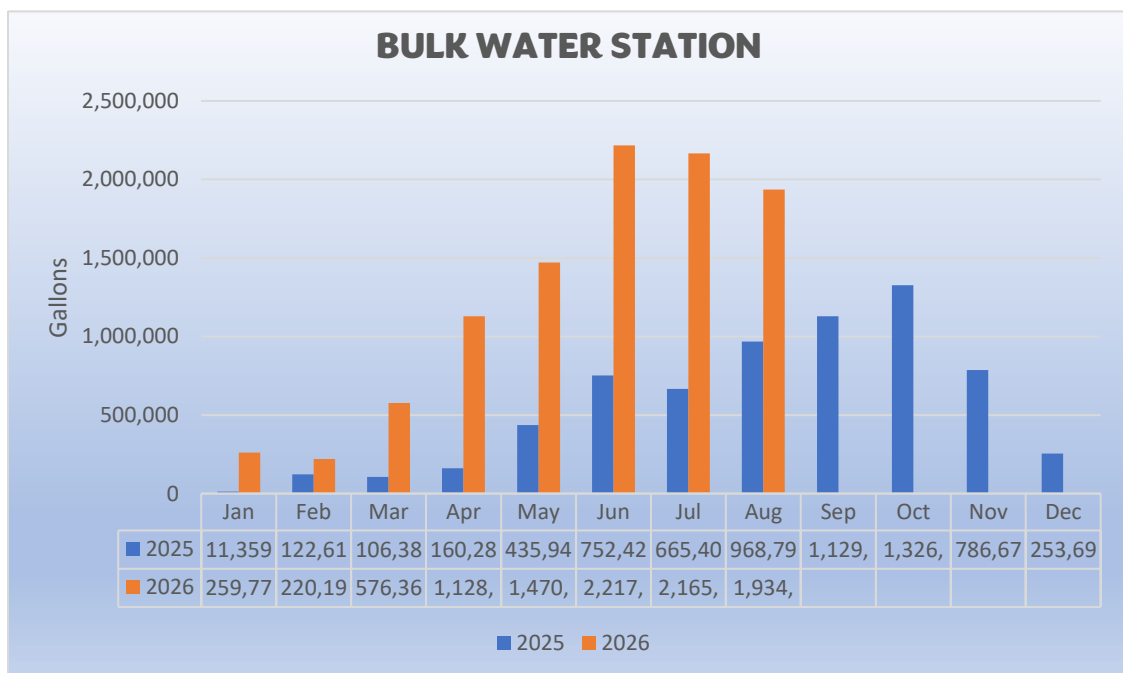
- Sewer Inspections
 - 1 existing service line repair inspection
- Amount of sludge pressed (dewatered) – 297,085 gallons
- Routine plant operations and preventative maintenance

BULK SEWER & WATER

The following chart shows the total amount of waste in gallons brought into Johnstown for the current year and past year by the egg farm and bulk septage haulers.



The chart below shows the total amount of bulk water in gallons purchased each month for the current year and past year. NOTE: This graph contains only gallons of bulk water purchased from the fill station onsite and does not include hydrant meter usage.



Service Directors Report

8/28/2026

- 1) Water Plant Update – Held water plant construction meetings August-6-13-20-28-2026. Critical items for discussion included extreme caution as the entire site has open pits and ditches, chemical deliveries, new electric run to well fields, coring to be done in existing clear well and possible plant outage times.
- 2) Wastewater Plant Update – Wastewater plant project has been bid, and bids are set to be opened September 24, 2026
- 3) Coughlin Apartments – No new information
- 4) Leak Detection – Repaired two service line leaks at 115 Parkdale and 117 Parkdale Drive. Bored two new services under the road and replaced old copper services. Currently investigating possible leaks at West Pratt and South Williams.
- 5) Vacant Street department position is still open.
- 6) Micro sealing and crack sealing for Concord Rd and Beuna Vista was completed 7/30/26. Stripping has been completed
- 7) Working on OPWC application with Mike Murry (Structure Point Engineering) All of Williams St and East Douglas is the targeted area. This project will likely be divided into 4 or 5 phases.
- 8) Leafy Dell and Pershing mill and fill have been completed
- 9) IAMGIS should set up a meeting soon to start training.
- 10) North and South Main repair and paving should be completed by the end of August.
- 11) Benedict Drive project will be starting next month.



AN ORDINANCE AMENDING SECTION 921.06 OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO IN ORDER TO SET WATER TAP AND CAPACITY FEES CHARGED BY THE CITY OF JOHNSTOWN

WHEREAS, the City Manager, City Engineer, and Service Director have reviewed the utilities service rates charged by the City of Johnstown, and has recommended an amendment to those fees; and

WHEREAS, the Council of the City of Johnstown desires to amend these rate structures to properly provide for operations of the Water Division of the Service Department; and

WHEREAS, the Council of the City of Johnstown desires to ensure any and all development that utilizes existing capacity be charged a fair and equitable amount to replace the capacity used; and

NOW THEREFORE, be it ordained by the Council of the CITY OF JOHNSTOWN, Licking County, Ohio as follows:

Section 1. That Section 921.06, "Water Tap Fee", is hereby amended as follows. Text additions are in **bold** and deletions are ~~struck~~:

(a) The charge to install ~~for~~ a new water tap connecting to the water system of the Village City shall be as provided by Council **this section**. ~~The charge for installation of water tap shall be paid to the Village in advance accompanied by such deposit as provided by the Manager. In the event the deposit is insufficient to cover the actual costs, the person requesting the tap shall pay the balance due over and above the amount deposited.~~

Water tap **and capacity** fees will be as follows:

Line Size	Tap Fee	Capacity Charge*
3/4"	\$375.00	\$13,713.00
1"	\$375.00	\$24,378.00
1 1/2"	\$375.00	\$54,850.00
2"	\$375.00	\$97,511.00
3"	\$375.00	\$219,400.00
4"	\$375.00	\$390,045.00
6"	\$375.00	\$877,601.00
8"	\$375.00	\$1,560,180.00

*Fifty percent of capacity charge is for Fire Protection only.

(b) ~~Pre purchase of Water and Sewer tap or Capacity Fee: As of the effective date of Ordinance 02-2021 any tap or capacity permit approved must be utilized within 180 days of permit approval. If the utilization of the approved permit is more than 180 days, the difference between the original~~

~~tap or capacity fee and any increase in tap or capacity fee must be paid to the Village prior to any Village inspection and/or approval of the water meter.~~

(b) A water tap and capacity fee are required for each address.

Section 2. Any ordinance or portion thereof in conflict with the provisions of this ordinance is hereby repealed.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that meetings of any of its committees that resulted in such formal action where meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for the CITY OF JOHNSTOWN.

Date of Introduction: July 23, 2026

Public Hearing/Vote: August 4, 2026 / TABLED

Effective Date:

By: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan S. Ashrawi, Law Director



AN ORDINANCE AMENDING SECTION 925.035 OF THE CODIFIED ORDINANCES OF JOHNSTOWN, OHIO IN ORDER TO SET SEWER TAP AND CAPACITY FEES CHARGED BY THE CITY OF JOHNSTOWN

WHEREAS, the City Manager, City Engineer and Service Director have reviewed the utilities service rates charged by the City of Johnstown, and has recommended an amendment to those fees; and

WHEREAS, the Council of the City of Johnstown desires to amend these rate structures to properly provide for operations of the Sewer Division of the Service Department.

WHEREAS, the Council of the City of Johnstown desires to ensure any and all development that utilizes existing capacity be charged a fair and equitable amount to replace the capacity used; and

NOW THEREFORE, be it ordained by the Council of the CITY OF JOHNSTOWN, Licking County, Ohio as follows:

Section 1. That Section 925.035, "Sewer Tap Fee", is hereby amended as follows. Text additions are in **bold** and deletions are ~~struck~~:

(a) The charge ~~to install~~ **for** a new sewer tap connecting to the sewer system of the ~~Village City~~ shall be as provided by this section. ~~The charge of a sewer tap shall be paid to the Village in advance accompanied by such deposit as provided by this section.~~

Sewer tap **and capacity** fees based on water line size will be as follows:

Line Size	Tap Fee	Capacity Charge
3/4"	\$375.00	\$13,713.00
1"	\$375.00	\$24,378.00
1 1/2"	\$375.00	\$54,850.00
2"	\$375.00	\$97,511.00
3"	\$375.00	\$219,400.00
4"	\$375.00	\$390,045.00
6"	\$375.00	\$877,601.00
8"	\$375.00	\$1,560,180.00

~~(b) Pre-purchase of Water and Sewer tap or Capacity Fee: As of the effective date of Ordinance 02-2021 any tap or capacity permit approved must be utilized within 180 days of permit approval. If the utilization of the approved permit is more than 180 days, the difference between the original tap or capacity fee and any increase in tap or capacity fee must be paid to the Village prior to any Village inspection and/or approval of the water meter.~~

(b) A sewer tap and capacity fee are required for each address.

Section 2. Any ordinance or portion thereof in conflict with the provisions of this ordinance is hereby repealed.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that meetings of any of its committees that resulted in such formal action where meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for the CITY OF JOHNSTOWN.

Date of Introduction: July 23, 2026
Public Hearing/Vote: August 4, 2026 / TABLED
Effective Date:

By: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan S. Ashrawi, Law Director



ORDINANCE 15-2026

AN ORDINANCE TO AMEND THE JOHNSTOWN COMMUNITY REINVESTMENT AREA #4 TO ADD APPROXIMATELY 169.84 +/- ACRES TO THAT AREA

WHEREAS, the Council of the City of Johnstown, Ohio (the “City”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City that have not enjoyed sufficient reinvestment in new construction; and

WHEREAS, Council, by its Ordinance No. 28-2018 adopted September 4, 2018 and effective October 4, 2018, designated the Johnstown Community Reinvestment Area #4 (the “Original Johnstown CRA #4”), which enabled the City to offer in that Original Johnstown CRA #4 real property tax exemptions (i) of up to 100% for fifteen (15) years for the new construction of certain new structures for office, industrial and manufacturing uses, and (ii) up to 100% for twelve (12) years for the remodeling of certain existing structures for office, industrial and manufacturing uses, with that new construction or remodeling having a minimum real property investment of \$250,000 and the exemption level and length to be provided in a community reinvestment area (“CRA”) agreement negotiated and entered into with the City; and

WHEREAS, Council, by its Ordinance No. 14-2024 adopted and effective June 4, 2024, added contiguous area to the Original Johnstown CRA #4 totaling approximately 385.5 +/- acres (the “First Johnstown CRA #4 Expansion”); and

WHEREAS, Council, by its Ordinance No. 20-2024 adopted and effective August 20, 2024, added contiguous area to the Original Johnstown CRA #4 totaling approximately 9 +/- acres (the “Second Johnstown CRA #4 Expansion” and, together with the Original Johnstown CRA #4 and the First Johnstown CRA #4 Expansion, the “Current Johnstown CRA #4”); and

WHEREAS, the City desires to promote additional office, industrial and manufacturing development in additional areas contiguous to the Current Johnstown CRA #4, which contiguous area includes approximately 169.84 +/- acres and which is depicted on Exhibit A attached hereto (the “Third Johnstown CRA #4 Expansion”); and

WHEREAS, the City believes that additional office, industrial and manufacturing development in the Third Johnstown CRA #4 Expansion would encourage economic stability, maintain real property values, and generate new employment opportunities, and desires to designate the Third Johnstown CRA #4 Expansion as a community reinvestment area pursuant to O.R.C. Sections 3735.65 to 3735.70; and

WHEREAS, the facts and conditions relating to existing housing and commercial structures and undeveloped land in the Third Johnstown CRA #4 Expansion are that, among other things, there

is evidence of deterioration and lack of new construction, lack of repair or rehabilitation of structures in that Third Johnstown CRA #4 Expansion; and

WHEREAS, the construction of new office, industrial and manufacturing structures in the Third Johnstown CRA #4 Expansion constitutes a public purpose for which real property tax exemptions may be granted; and

WHEREAS, this Ordinance constitutes an emergency measure necessary to provide for the public peace, health, safety and welfare of the City and for the further reason that this Ordinance is required to be immediately effective in order to permit the immediate commencement of arrangements for new development in the Third Johnstown CRA #4 Expansion;

NOW, THEREFORE, BE IT ORDAINED by this Council for the City of Johnstown, County of Licking, State of Ohio, that:

Section 1. Conditions in the Third Johnstown CRA #4 Expansion. This Council hereby finds that the Current Johnstown CRA #4 continues to be, and the Third Johnstown CRA #4 Expansion is, an area in which housing facilities or structures of historical significance are located and new development has not occurred and is discouraged as evidenced by the Housing Surveys for the Current Johnstown CRA #4 and the Third Johnstown CRA #4 Expansion now on file with the Clerk of Council and hereby adopted by this Council.

Section 2. Expansion of Current Johnstown CRA #4 to Include the Third Johnstown CRA #4 Expansion. This Council hereby redesignates the Johnstown Community Reinvestment Area #4 including the Current Johnstown CRA #4 area and the Third Johnstown CRA #4 Expansion as a community reinvestment area (collectively the “Johnstown Community Reinvestment Area #4”) in accordance with O.R.C. Section 3735.66. Only office, industrial and manufacturing structures (including those for and in support of data centers) consistent with the applicable zoning regulations within the Johnstown Community Reinvestment Area #4 will be eligible for the exemptions provided for in this Ordinance, and residential remodeling or new structures, including, but not limited to, multi-family apartment or condominium structures or remodeling thereof, shall not be eligible for the exemptions provided for herein.

Section 3. Tax Exemptions in the Third Johnstown CRA #4 Expansion. Office, industrial and manufacturing structures within the Johnstown Community Reinvestment Area #4 (as expanded by the Third Johnstown CRA #4 Expansion) shall be subject to real property tax exemptions as provided in City Ordinance No. 28-2018 adopted September 4, 2018, and effective October 4, 2018.

Section 4. Confirmation of Designation of Housing Officer, Housing Council and Tax Incentive Review Council. To administer and implement the provisions of this Ordinance, this Council hereby confirms (i) the prior designation of the Mayor as the Housing Officer for the Johnstown Community Reinvestment Area #4 as described in O.R.C. Sections 3735.65 to 3735.70, (ii) the prior creation of a Community Reinvestment Area Housing Council (the “Housing Council”) for the Johnstown Community Reinvestment Area #4, and (iii) the prior creation of the “Licking County Tax Incentive Review Council” (a “TIRO”) pursuant to O.R.C. Section 5709.85, all of which shall apply to the Third Johnstown CRA #4 Expansion. The Mayor or the City

Manager, or either one of them or the designee of either one of them, are hereby individually authorized to give any and all notices on behalf of this Council that may be required by law, including, without limitation, those notices required by O.R.C. Sections 3735.671, 3537.673 and 5709.83, in connection with the consideration, approval or entering into of any agreements under O.R.C. Section 3735.671.

Section 5. Filing with the State of Ohio Director of Development. The Housing Officer, or the Housing Officer's designee, is hereby authorized and directed, on behalf of the City, to file this Ordinance with the State Director of Development in accordance with O.R.C. Section 3735.66.

Section 6. Publication. The Council hereby directs the Clerk of Council to publish this Ordinance in a newspaper of general circulation once a week for two consecutive weeks or as provided in O.R.C. Section 7.16, immediately following its adoption, pursuant to O.R.C. Section 3735.66.

Section 7. Open Meeting. The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council and any of its committees and that all deliberations of this Council and of its committees that resulted in formal action were taken in meetings open to the public in full compliance with the applicable legal requirements, including O.R.C. Section 121.22.

Date of Introduction: August 18, 2026

Public Hearing/Vote: September 1, 2026

Effective Date:

By: _____

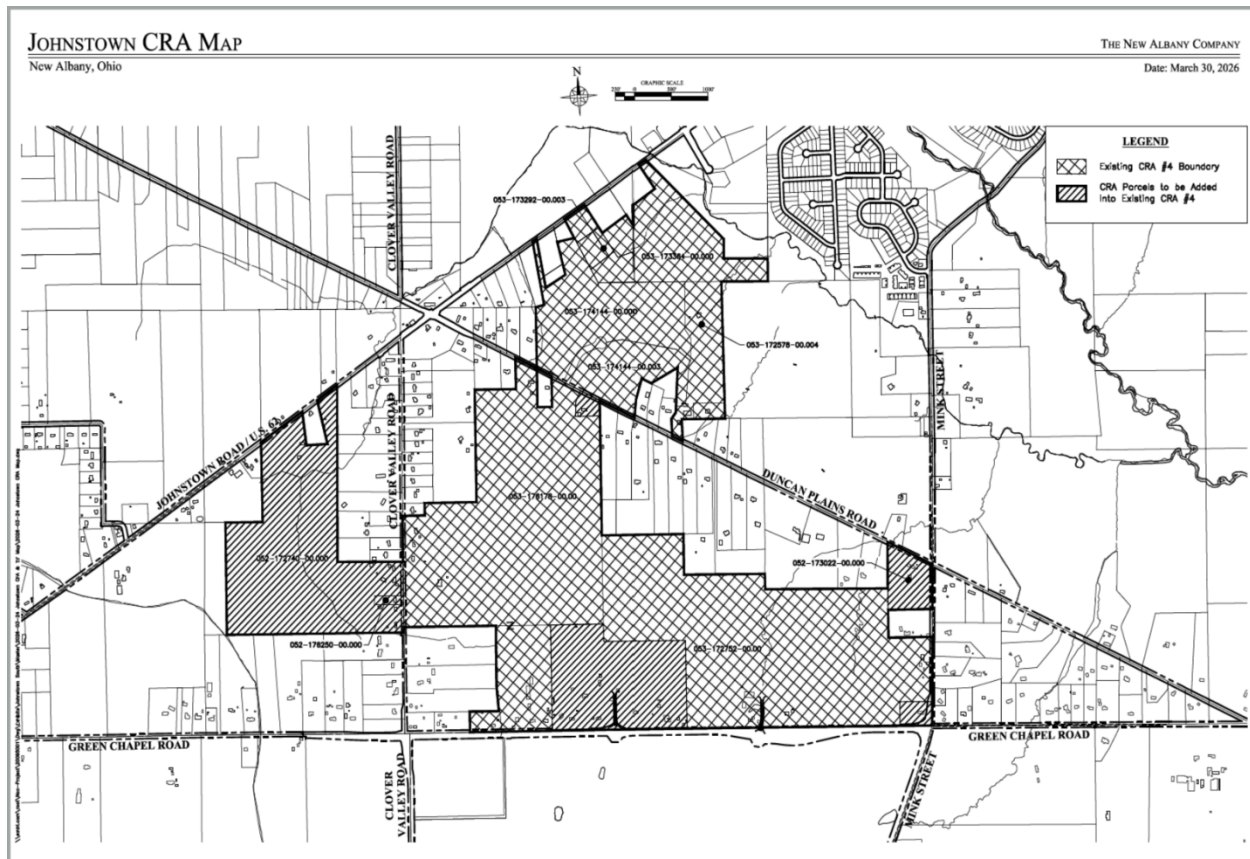
Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director

PARCEL MAP



AN ORDINANCE SETTING THE COSTS FOR THE CERTIFICATE OF REGISTRATION FEE AND THE CONSTRUCTION PERMIT FEES FOR THE RIGHT-OF-WAY PROGRAM AND DECLARING AN EMERGENCY

Whereas, Council has adopted an ordinance regulating the use of the Public Right-of-Ways; and

Whereas, Sections 931.05 and 931.13(D) require council to set these fees annually; and

Whereas, Now Council desires to set the rates and send invoices for 2026; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOHNSTOWN, LICKING COUNTY, STATE OF OHIO;

Section 1. Council hereby establishes and approves the following Right-of-way fee schedule for the City of Johnstown.

Section 2. The Registration fee for 2026 is calculated as \$237.17 per encumbered mile.

Section 3. The Permit fee for 2026 is calculated at \$245.44 per permit.

Section 4. This ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public health, safety, and welfare in that the City budget is based on the anticipated receipt of this revenue and shall be in full force and effect at the earliest date provided by law.

Section 5. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that meetings of any of its committees that resulted in such formal action where meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and the Charter for JOHNSTOWN, OHIO.

Date of Introduction/Public Hearing/Vote: September 1, 2026

Effective Date:

BY: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

Yazan Ashrawi, Law Director

AN ORDINANCE TO AMEND CHAPTER 1147 OF THE CITY'S CODIFIED ORDINANCES

WHEREAS, Chapter 1147 of the City of Johnstown Codified Ordinances provides criteria for the Urban Residential Low Density zoning district (UR-1); and

WHEREAS, on July 28, 2026 the Planning & Zoning Commission recommended that council approve the changes requested to Chapter 1147.03 Conditional Uses; and

NOW, THEREFORE, BE IT ORDAINED by the Council for the City of Johnstown, County of Licking, State of Ohio, that:

Section 1: That the City Council accepts the recommendation of the Planning & Zoning Commission and the amendments to Chapter 1147.03 as follows; additions shown in *red italics*:

1147.03 CONDITIONAL USES.

The following uses shall be allowed in the UR-1 District subject to approval with Chapter [1131](#).

- (a) Public parks, playgrounds and playfields operated with or without fee.
- (b) Private schools, including child care centers, offering general education courses and having no facilities on the lot regularly used for housing or sleeping of students, faculty or staff.
- (c) General public facilities such as public libraries, municipal buildings and community buildings.
- (d) Home occupation in association with a permitted dwelling, and in accordance with Chapter [1173](#).
- (e) Assisted Living Facilities and accessory uses*
- (f) Memory Care Facilities and accessory uses*

Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Johnstown, Licking County, Ohio.

Date of Introduction/Public Hearing: September 1, 2026

Vote: September 15, 2026

Effective Date:

BY: _____

Mayor Tiffany Hollis

ATTEST TO:

APPROVED AS TO FORM:

Teresa Monroe, Clerk of Council

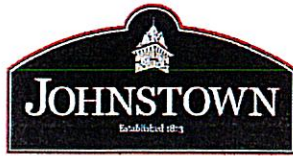
Yazan Ashrawi, Law Director

Exhibit A Ord 17-2026

City of Johnstown
Administrative Offices
www.johnstownohio.org

CITY OF JOHNSTOWN, OHIO

599 S. Main Street
Johnstown, Ohio 43031
Telephone: 740-967-3177



**AMENDMENT PERMIT APPLICATION
CHAPTER #1137**

PAID
JUN 22 2026

Application Number: 06-22-26 Date: CITY OF JOHNSTOWN

FEES:

Number of Letters to Contiguous Property Owners: 1 @ \$ 9.62 Total: \$ 9.62
Newspaper Advertising Expense / P&Z: \$ 151.90 Council: \$ 90.50 *paid ch #1365*
(one publication at least 7 days prior to hearings)
Application Fee: \$600 ☒
Total Fee Amount: \$ _____ Paid: Check # 1364 / Cash: _____

(PLEASE PRINT)

Applicant's Name: Rebecca J. Mott Phone: _____

Mailing Address: Plank Law Firm, LPA, 411 East Town Street, Floor 2 City: Columbus State: OH Zip: 43215

E-mail Address: _____

Property Address: 267 North Main Street Johnstown, Ohio 43031

Property owner/lessee name: C&Z Associate LLC Phone: _____

Mailing Address: 3481 Foxcroft Drive City: Lewis Center State: OH Zip: 43035

E-mail Address: _____

Present use of land: Vacant Assisted Living Facility

Zoning District: UR-1 Proposed Zoning District (if applicable) _____

IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

1. Attach a Legal Description/site map. If applicable.
2. Attach a separate list of property owner's names and addresses contiguous to and directly across the streets(s) from the property and the mailing addresses of all such persons if applicable.

3. Attach a redline copy of the of the proposed ordinance changes the applicant is requesting for consideration.
4. Attach a statement of the relation of the proposed amendment to the general welfare of the community, to appropriate plans for the area and to the changed or changing conditions behind the request for the amendment, and proposed, existing and proposed.
5. Attach a list of any deed restrictions, easements, covenants and or encumbrance to be used to control use, development and maintenance of land and proposed uses shall be fully denoted by text and map.

*** The undersigned is applying for a Zoning Amendment; said permit to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable regulations.

Applicant's Signature Donald Plank on behalf of Rebecca Mott Date: 6 / 11 / 26

OFFICE USE ONLY:

Date Received in Office: 6 / 28 / 26 By: [Signature]

Planning and Zoning Commission Public Hearing Date: 7 / 28 / 26

Recommendation to Council: Approve

City Council Public Hearing Date: 9 / 1 / 26

Application was Approved Issued on Date: ____ / ____ / ____

Application was Denied on Date: ____ / ____ / ____

Additional Comments or Requirements: _____

Owner Authorization

Date: 6.30.2026

I, Vincent chu, acting as Member, of C&Z Associate LLC, the property owner (the "Property Owner") hereby authorize Plank Law Firm, LPA, to act as an authorized agent for the Property Owner for the limited purpose of acting, signing, and pursuing necessary entitlements, including, but not limited to, a text amendment application, a conditional use application (in connection with obtaining the use of Assisted Living Facilities and accessory uses, Memory Care facilities and accessory uses, and other similar uses as adopted by the City of Johnstown), and for area variances for the Property located at 267 North Main Street, Johnstown, Ohio 43031 commonly known as Licking County Auditor Tax Parcel Id. No.: 053-178074-00.000 (the "Property").

C&Z Associate LLC

By: Vincent chu
Its: IP: 174.214.149.15 Electronic Signature
DocID: 20260630080154804

Printed Name: VINCENT CHU

Exhibit A
to Zoning Amendment Request

Applicant, Rebecca J. Mott, Esquire, is applying for a Zoning Amendment to Section 1147.03 of the Johnstown Planning and Zoning Code (the "Code"). Applicant requests that "(e) Assisted Living Facilities and accessory uses" and "(f) Memory Care Facilities and accessory uses" be added as conditional uses to the Code at Section 1147.03. Applicant represents a client in contract to purchase the property located at 267 North Main Street, Johnstown, Ohio 43031, commonly known as Licking County Auditor Tax Parcel Id. No.: 053-178074-00.000 (the "Property"). The Property is currently zoned UR-1 District. All properties immediately to the north, south, east, and west are also zoned in the UR-1 District. Applicant is filing a concurrent conditional use application in attempts to revitalize and modernize the Property with a use that previously existed at the Property.

Conditional uses in the UR-1 District include public facilities such as public libraries, municipal buildings and community buildings in addition to private schools and childcare centers. These are low intensity, low impact uses. An assisted living facility and/or memory care facility comport with these uses as additional low intensity, low impact uses. Thus, adding "Assisted Living Facilities and accessory uses" and "Memory Care Facility" to the Planning and Zoning Code under Section 1147.03 is suitable and appropriate. Additionally, the request is to add such uses under the Conditional Use section of the district, so the particularities of any proposed site will be reviewed under Code section 1131 prior to use of any proposed site.

Requested text amendment to Chapter 1147 of the city Codified Ordinance.
Additions are shown in *italics*

1147.03 CONDITIONAL USES.

The following uses shall be allowed in the UR-1 District subject to approval with Chapter 1131.

- (a) Public parks, playgrounds and playfields operated with or without fee.
- (b) Private schools, including child care centers, offering general education courses and having no facilities on the lot regularly used for housing or sleeping of students, faculty or staff.
- (c) General public facilities such as public libraries, municipal buildings and community buildings.
- (d) Home occupation in association with a permitted dwelling, and in accordance with Chapter 1173.

(e) Assisted Living Facilities and accessory uses

(f) Memory Care Facilities and accessory uses

NORTH MAIN STREET R/W VARIES

(STATE ROUTE 37)

S 37°48'39" E 265.73'

SITE PLAN OF 267 NORTH MAIN STREET

LYING IN

4TH QUARTER OF TOWNSHIP 3 NORTH, RANGE 15 WEST
UNITED STATES MILITARY LANDS
CITY OF JOHNSTOWN, COUNTY OF LICKING
STATE OF OHIO

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.0. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, WITH AN ORANGE PLASTIC CAP STAMPED "P.S. 8047".

ZONING:

CURRENT ZONING: UR-1 "RURAL RESIDENTIAL LOW DENSITY, CONDITIONAL USE"

SETBACKS:

FRONT-35 FEET
SIDE-25 FEET MIN.
REAR-25 FEET

PARKING: THERE ARE 42 (9'x19') STANDARD EXISTING SPACES

PARKING REQUIRED:

1 PARKING SPACE FOR EACH 4 BEDS, PLUS 1 PER EMPLOYEE ON LARGEST SHIFT.
50 BEDS + 8 EMPLOYEES = 21 REQUIRED SPACES

BUILDING COVERAGE: 30% MAX - 24.8% EXISTING

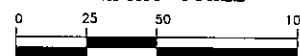
SETBACK ENCROACHMENT:

A PORTION OF THE BUILDING EXTENDS OVER THE 25 FEET REAR SETBACK LINE AND THE 25 FEET SIDE SETBACK LINES, AS SHOWN HEREON.

LEGEND

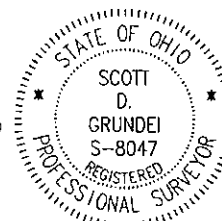
- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- CATCH BASIN
- ELECTRIC TRANSFORMER
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- EXISTING FENCE LINE
- EXISTING FENCE LINE
- ENCROACHMENT AREA

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.



Scott D. Grundei 6/9/26
SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047 DATE

Compass 360°
surveying

P: (614) 205-0721

gm@compass360surveying.com

www.compass360surveying.com

REV: 6/5/26

REV: 6/9/26

DATE: 5/7/26

JOB NO. 26-233

DRAWN BY: SG

JOHN A. &
LISA J. SADINSKY
I.N. 200105220017783

N 52°34'50" E 216.35'

RBS

KIM GOODHART, TRUSTEE
0.243 ACRES
I.N. 202510230020401

LISA EMILY RUDIN &
ROBERT L. TURTON
0.242 ACRES
I.N. 202307050011772

SCOTT ABRAM &
PETER CAMERON
0.26 ACRES
I.N. 202308280015525

JOHN LEWIS &
DONNA J. BETHEA
I.N. 201906060011064

JOSEPH B. BRIGGS &
MARLYN A. SMITH
0.588 ACRES
I.N. 201602240003513

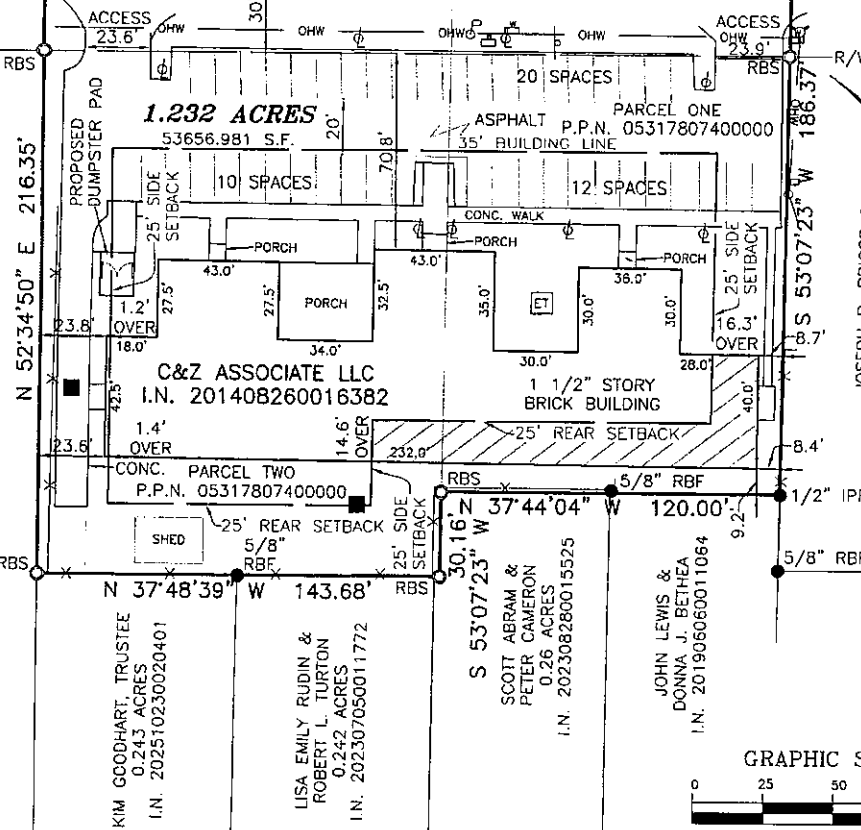


EXHIBIT "A"

Situated in the Village of Johnstown, in the County of Licking and in the State of Ohio, and bounded and described as follows:

Parcel One:

Being in Range 15 of the USM Lands, and beginning at a point 776' North 37° 11' West of an iron pin in the center of State Route #37 on the North line of Inlot #58 in the second tier of lots in the Village of Johnstown, according to the renumbering of said lots (said starting point being the most Northerly corner of real estate conveyed to Zandex, Inc., described in deed of record in Official Records Volume 39, page 218, in the Licking County Recorder's Office) thence South 52° 49' West 220.16' (passing an iron pin on line at 30'); thence North 37° 11' West 143.73' to an iron pin; thence North 53° 46' East 222.5' (passing an iron pin on line at 202.5'); thence South 36° 05' East along the center of State Route #37 142.4' to the place of beginning.

Parcel Two:

Being in Range 15, USM Lands, and located in the New Addition at the North End of Town, and beginning at a point located in the center of the State Road (Route #37) and on the line between the lot formerly owned by A.B. Harris and the James K. and Anna L. Needles lot, said beginning being also located at a point on the West line of Main Street (State Route 37) 300 feet North of the intersection of the North line of Edwards Road and said West line of Main Street (State Road 37); thence, along the center of the road, in a Northwesterly direction, 120 feet to a stake; thence South 52° 49' West 188 feet to a stake, thence South 39° 11' East 120 feet to the lot formerly owned by A.B. Harris; thence North 52° 49' East, along the line of land formerly owned by A.B. Harris, 188 feet to the place of beginning.

Property Address: 267 N. Main Street, Johnstown, OH 43031
Tax ID No.: 053-178074-00.000







USA TODAY CO.



PO Box 630599 Cincinnati, OH 45263-0599

AFFIDAVIT OF PUBLICATION

Teresa Monroe
Accounts Payable *Legal Ads*
Village Of Johnstown
599 S Main St
Johnstown OH 43031-9177

STATE OF WISCONSIN, COUNTY OF BROWN

The Newark Advocate, printed and published in Ohio and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

NEW Newark Advocate 08/11/2026
NEW newarkadvocate.com 08/11/2026

and that the fees charged are legal.
Sworn to and subscribed before on 08/11/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$90.50

Tax Amount: \$0.00

Payment Cost: \$90.50

Order No: 12545931

Customer No: 1049797

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

Johnstown City Council will hold a public hearing for amendment to the text of the Urban Residential (UR-1) Zoning District on Tuesday, September 1, 2026 at 6:30 p.m. in the City Council Chambers at 599 South Main Street, Johnstown, Ohio 43031, regarding:

Applicant is asking the city to amend Section 1147.03 of the City of Johnstown Codified Ordinances to add Conditional Uses for Assisted Living Facilities and accessory uses, and Memory Care Facilities and accessory uses.

For more information contact the Clerk of Council at 740-967-3177 ext. 6
NADV, Aug 11, '26 #12545931