

JOHNSTOWN CITY COUNCIL
REGULAR MEETING MINUTES
Wednesday, August 12, 2026

The Greater Johnstown City Council met in a stated session for the general transaction of business. Mayor Sylvia King called the meeting to order at 6:06 p.m.

Reverend Lloyd King, Bethel A.M.E. Church, offered the invocation. The Pledge of Allegiance was recited.

The following members of Council were present for roll call:

Mayor Sylvia King, Charles Arnone, Samuel Barber, Lorraine Brandon-Taylor, Mike Hamacek, and Taylor Clark.

Nicolas Spinelli was absent from the meeting.

Art Martynuska, City Manager; Aimee Willett, Solicitor; Jon Tilelli, Maher Duessel; Jack Kent, Maher Duessel; Jennifer Burkhart, Executive Secretary; Mark Britton, Chief of Police; Jim McCann, Fire Chief; Brandon Palmer, EADS; Tony Penna, Recreation & Community Events Director; John Rutledge, Economic Development Director; and Carmen Truscello, Public Works Director were also present

APPROVAL OF MINUTES

Mayor King requested a motion to approve the Special Meeting Minutes for June 7, 2026; and Regular Meeting Minutes for July 8, 2026.

Mr. Arnone made a motion to approve the minutes. The motion was seconded by Mr. Clark.

A correction was noted for the Special Meeting Minutes.

Mr. Arnone revised his motion to include the correction.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).

Nays: None (0).

Abstain: None (0).

PROCLAMATIONS, AWARDS, HONORS, RESOLUTIONS OF RECOGNITIONS

Chief Britton introduced Officers Adams, Meek, Barr and Collins, the City's newest police officers.

Mr. Clark congratulated Mainline Pharmacy players, coaches and managers on winning the AAABA championship two years in a row.

PUBLIC COMMENT-AGENDA ITEMS ONLY

Aaron Rhoads, 142 Hudson Street, submitted a packet of what he stated was evidence of uncorrected public nuisances operating while the City actively issues rental licenses. He noted his focus was on the landlord of 1163 Barnett Street. He cited violations including the absence of required occupancy permits, operating a rental off of the books, and illegal licenses issued while there were active safety failures. He noted, when life safety failures were documented, he reached out to City Council, Mayor King, the Codes Department, and Laurel Municipal. After feeling ignored, he was forced to move out of his home. Due to what he saw as failure of local leadership, he met with Representative Frank Burns and is actively working to report the Uniform Construction Code enforcement failures to the Pennsylvania Department of Labor. He questioned why City Council would be updating remedies for property nuisances under Ordinance 5382 while residents are being forced out of hazardous properties and while Codes officials continue to issue illegal licenses under Section 1484.05(g).

Jerry Thomas, surveyor, shared Resolution 10798 and 10799 are the culmination of two years of work he has completed on the land subdivision and merger. He hoped City Council would approve the subdivision and mergers as recommended by the Planning Commission.

Lloyd King shared his concerns with regard to a vacant lot at 511 Sheridan Street where the building was demolished. He cited tall weeds, trash, skunks, and mice as issues.

Dustin Greene, 312 Chestnut Street, commented regarding Mr. King's concerns. He encouraged the public to use the Cambria County GIS map system to look up properties to determine the owners. He noted many properties are owned by out-of-state agencies and corporations. Mr. Greene spoke regarding Resolution 10792. He questioned the loss of city management personnel. He noted the public was questioning the money involved, including stipends and sick time being paid out, as well as clarity on what happened.

REPORTS:

Mayor King noted, due to the length of the Agenda, the Mayor's report and Council updates would be omitted.

SOLICITOR'S REPORT

Aimee Willett, Solicitor, discussed issues with the live feed of the meeting on Facebook; however, the City checked their connection and the problems were not due to the City. She noted there was an Executive Session held on July 8, 2026, regarding personnel and potential acquisition of real estate. A second Executive Session was held on July 29, 2026, regarding personnel and acquisition of real estate.

Ms. Willett also commented on the ordinances before the Council. One relates to the procurement process for the City, which had been in place for decades; however, an audit disclosed the ordinance did not include federal awards. The second ordinance relates to the nuisance ordinance that addresses weeds and other property maintenance issues. The amendments were designed to provide a more rapid response internally by City employees to address concerns discussed over the last several months. She anticipated additional changes in the future.

CITY MANAGER'S REPORT

Art Martynuska, City Manager, reported Council was provided with a list of potential properties for demolition. He commented on the notification process that allows the property owners 90 days to get back to the City and 30 days for a remediation plan to be put in place. He noted the properties are residential; however, commercial properties were also being considered for the near future. He shared a door hanger program was developed to assist with codes.

Regarding the pension fund, he reported the liability is about \$51,000,000; however, the pension fund is funded to about \$61,500,000. He noted returns had been higher than anticipated.

Mr. Martynuska provided updates on Central Park including concrete, electrical, and landscaping. He noted the project was moving along at a good pace with many projects completed or near completion. Regarding the Public Safety Building, he reported the City was ready to go back to bid. He anticipated a special Council meeting in mid- to late-September 2026 for Council to approve the bid. He noted federal funding had collars on what

could be done with the money and had increased regulatory hoops; however, the funding increased the project funding stack by \$2.8 million.

Jon Tilelli, Maher Duessel, reported as of June, about \$4.68 million had been spent out of the \$6.5 million budgeted for Central Park. He reviewed a slideshow of the financial report provided in the Council's meeting packet. He noted the general fund had increased slightly due to real estate tax collection. Regarding general revenues and expenditures, he reported, as of June 30, 2026, 63 percent of the revenue budget had been collected and about 48 percent of expenditures were accounted for. He noted approximately 70 percent of real estate taxes had been collected, as well as about \$600,000 of delinquent or lien taxes from prior year collections. He reported no real changes to the payroll analysis from the prior report. The majority of overtime was being spent with the police department. He also reviewed actual capital investment fund expenditures and long-term debt balances.

PETITIONS

None.

ORDINANCES FOR FIRST READ

Ordinance #5382

AN ORDINANCE AMENDING CHAPTER 1890 OF THE CODIFIED ORDINANCES OF THE CITY OF JOHNSTOWN REGARDING WEEDS, BY ORDINANCE 2029 FINALLY PASSED JUNE 26, 1933, AND AMENDING BY ORDINANCE 4915 FINALLY PASSED AUGUST 13, 2003 (SPECIFICALLY REPEALING ORDINANCE 2029), TO INCLUDE NUISANCES AND REVISE REMEDIES FOR VIOLATIONS.

Mr. Arnone made a motion to approve the ordinance. The motion was seconded by Mayor King.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).

Nays: None (0).

Abstain: None (0).

Ordinance #5383

AN ORDINANCE AMENDING CHAPTER 236 TITLED DEPARTMENT OF FINANCE OF THE CODIFIED ORDINANCES OF THE CITY OF JOHNSTOWN TO INCLUDE 4527 AND 4587 AND PROVIDING FOR STANDARDS FOR FEDERAL AWARDS.

Mr. Arnone made a motion to approve the ordinance. The motion was seconded by Mr. Barber.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).

Nays: None (0).

Abstain: None (0).

RESOLUTIONS

Resolution No. 10790

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF JOHNSTOWN, PENNSYLVANIA RESOLVING LITIGATION WITH GIBSON-THOMAS LITIGATION DOCKETED AT 2024-5317 IN THE COURT OF COMMON PLEAS OF CAMBRIA COUNTY.

Mayor King made a motion to approve the resolution. The motion was seconded by Mr. Arnone.

Ms. Willett explained the litigation went back several years related to GIS services work around 2019 and 2020. There was a dispute over whether appropriate authorization was given for the services provided. She recommended Council approve the resolution.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).

Nays: None (0).

Abstain: None (0).

Resolution No. 10791

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA, AWARDING CONTRACT NO. 2026-ROX-TC TO GOLD STANDARD CONSULTING, LLC D/B/A KEYSTONE SPORTS CONSTRUCTION FOR THE BASE BID AMOUNT OF \$83,553.90 AND ALTERNATE NO. 1 IN THE AMOUNT OF \$1,938.40 FOR A TOTAL OF \$85,492.30 FOR IMPROVEMENTS TO THE ROXBURY PARK TENNIS COURTS.

Mr. Arnone made a motion to approve the resolution. The motion was seconded by Mr. Barber.

Mr. Hamacek questioned the length of the warranty. Mr. Martynuska replied 20 years. Mr. Clark commented the repairs were a long time coming.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).
Nays: None (0).
Abstain: None (0).

Resolution No. 10792

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, AUTHORIZING THE EXECUTION OF AN AGREEMENT AND GENERAL RELEASE BETWEEN THE CITY OF JOHNSTOWN AND MICHAEL CAPRIOTTI.

Mayor King made a motion to approve the resolution. The motion was seconded by Mr. Arnone.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).
Nays: None (0).
Abstain: None (0).

Resolution No. 10793

A RESOLUTION OF THE CITY OF JOHNSTOWN, CAMBRIA COUNTY,
PENNSYLVANIA TO MAKE APPLICATION FOR A MULTIMODAL
TRANSPORTATION FUND GRANT IN THE AMOUNT OF \$3,000,000.

Mr. Arnone made a motion to approve the resolution. The motion was seconded by
Mr. Clark.

Mr. Martynuska explained there was another inspection due on the Main Street East
parking deck, which is in dilapidated condition. Currently, only the first floor
could be used for parking. He noted razing the building would only happen if
it was decided to do the work in conjunction with CamTran's project at the
transit center.

Mr. Hamacek commented on the backlash over the potential demolition. He shared
the average lifespan of a similar garage is between 40 and 50 years, which is
the age of the garage now. He noted a lot of salt is used that gets into the
metal. He added Council is being safe by addressing the garage now.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).

Nays: None (0).

Abstain: None (0).

Resolution No. 10794

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN,
PENNSYLVANIA AUTHORIZING THE CITY MANAGER TO TAKE
ALL ACTIONS NECESSARY TO EFFECTUATE AN
INTERGOVERNMENTAL AGREEMENT TO PROVIDE POLICE
SERVICES IN LORAIN BOROUGH EFFECTIVE JANUARY 1, 2027,
THROUGH DECEMBER 31, 2029.

Mayor King made a motion to table the resolution. The motion was seconded by Mr.
Clark.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).

Wednesday, August 12, 2026
Stated Meeting, continued

8 of 12

Nays: None (0).
Abstain: None (0).

Resolution No. 10795

A RESOLUTION APPROVING AN AMENDMENT TO THE LEASE AND OPERATIONS AGREEMENT WITH ROYAL BERKSHIRE, INC., REVISING THE TERM OF THE LEASE, SETTING ITS EXPIRATION DATE AS SEPTEMBER 30, 2026, AND TRANSITIONING MANAGEMENT OF THE GOLF COURSE BACK TO THE CITY OF JOHNSTOWN ON OCTOBER 1, 2026.

Mr. Barber made a motion to approve the resolution. The motion was seconded by Mr. Clark.

Mr. Clark noted the discussion about assets in the City. He was excited about the City taking control of its asset, effectively giving it back to the people of the City.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).
Nays: None (0).
Abstain: None (0).

Resolution No. 10796

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, PENNSYLVANIA, AUTHORIZING THE CITY MANAGER TO SIGN ALL DOCUMENTS NECESSARY TO EXECUTE AN AGREEMENT WITH QUAKER SALES CORPORATION AWARDED CONTRACT 2026-02 MISCELLANEOUS PAVING PROJECT (DOVE PL, MATTHEW ST., WASHINGTON ST. PARKING LANE, & OAK ST.)

Mr. Arnone made a motion to approve the resolution. The motion was seconded by Mr. Hamacek.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).
Nays: None (0).

Abstain: None (0).

Resolution No. 10797

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, PENNSYLVANIA, AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE AN INTERGOVERNMENTAL AGREEMENT TO PROVIDE POLICE SERVICES TO DALE BOROUGH EFFECTIVE JANUARY 1, 2027, THROUGH DECEMBER 31, 2029.

Mayor King made a motion to table the resolution. The motion was seconded by Mr. Clark.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).
Nays: None (0).
Abstain: None (0).

Resolution No. 10798

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA APPROVING A LAND MERGER AND SUBDIVISION OF TWO PROPERTIES ON WOODVALE AVE.

Mr. Arnone made a motion to approve the resolution. The motion was seconded by Mayor King.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).
Nays: None (0).
Abstain: None (0).

Resolution No. 10799

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, PENNSYLVANIA, APPROVING A LAND MERGER OF FOUR LOTS ON PLUM STREET.

Mr. Arnone made a motion to approve the resolution. The motion was seconded by Mayor King.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).

Nays: None (0).

Abstain: None (0).

NEW BUSINESS

MOTION TO REJECT THE BIDS OPENED ON JUNE 1, 2026, FOR THE
PROVISION OF INFORMATION TECHNOLOGY SERVICES FOR THE
CITY OF JOHNSTOWN.

Mr. Arnone made a motion to approve the motion. The motion was seconded by Mayor King.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).

Nays: None (0).

Abstain: None (0).

MOTION TO REJECT THE BIDS OPENED ON JUNE 15, 2026 FOR FUEL
SYSTEM UPGRADES.

Mr. Arnone made a motion to approve the motion. The motion was seconded by Mayor King.

The motion passed by the following vote:

Yeas: Mayor King, Mr. Arnone, Mr. Barber, Mr. Hamacek, Mr. Clark,
Ms. Brandon-Taylor (6).

Nays: None (0).

Abstain: None (0).

OLD BUSINESS

None.

DEPARTMENT REPORTS:

Mayor King noted all department reports were included in the Council packet.

PUBLIC COMMENT: NON-AGENDA ITEM

Milissa Teeter, 161 Sheridan Street, discussed codes issues. She was happy to see changes; however, more action was needed. She presented printouts of her neighborhood reflecting properties of concern, including 241/243 Laurel Avenue, 165 Sheridan Street, 149 Sheridan Street, and 143 Sheridan Street. The concerns included falling siding weeds, trash cans left out, trash left on the sidewalk, and animals. She noted, once animals were seen on the roof of one property, she contacted the fire department, state police, and Cambria County Humane Society and was eventually advised a welfare check would be made but did not know if there was follow-up.

Aaron Rhoads, 142 Hudson Street, submitted a portfolio of evidence regarding commercial property tax evasion under the ownership of Wolfpack Capital. He presented several addresses that he alleged were being advertised and operated as multi-unit rental buildings while being in the wrong zoning districts with no change of occupancy and no zoning variants on file. He stated Representative Burns' office and his district director were partnering with the Cambria County tax assessment board to initiate a formal statutory audit and reassessment of the misclassified, undervalued parcels. He questioned if the City would continue to turn a blind eye to unpermitted commercial property operations.

Mark Rubo, 505 Edith Avenue, shared issues residents of Edith Avenue were having regarding a gentleman running a trash collecting business out of his home. He stated the business' truck was originally parked in front of the owner's property until rats were found in the owner's home. The truck was then moved up one block. Mr. Rubo and his neighbors were having rodent issues. He noted zoning and codes had been contacted, who advised him if the truck was on the street to call the police who were unable to help. He presented pamphlets reflecting photos of the truck and listing code violations. He stated the business was being advertised under Virginia Sparks and Sparks Pro Landscaping.

Dustin Greene, 312 Chestnut Street, commented the number of handouts presented to Council shows residents are speaking up with proof and examples. He commented on the cat population in the City, noting the animals on the roof on Sheridan Street was a prime example. He noted Sheridan Street is a main thoroughfare for people traveling from Oakhurst to the Dollar General. He encouraged Council to go down and see the conditions on Sheridan as well as other thoroughfares through the community. He also encouraged Council to take care of the weeds and cats to make it easier for people to walk around. He disagreed with the City taking over management of the golf course. He also commented on the livestream issues, noting the meeting could be recorded and then posted online. He added everyone needs to speak into the microphone for online viewers to hear what is being said. He thanked the City, particularly William Miller and Sergio Medina Vasquez, for their assistance when he was in an accident last month. He also thanked West End Ambulance and Johnstown Police Department. He appreciated everyone who helped, reached out, or expressed concerns following the accident.

RECESS/ADJOURNMENT

The next regular meeting is scheduled for September 9, 2026, at 6:00 p.m.

The meeting adjourned at 7:08 p.m.