



**Council Meeting Minutes  
March 22, 2021  
6:30pm via Videoconference**

Mayor: Jody Carney – Fiscal Officer: Renee’ Sonnett– Solicitor: Paul-Michael La Fayette  
Council Members: L. Giaimo, S. Heineman, S. Pine, F. Reed, J. Rucker, M. Terry

Others present: Dale McKee (Police Chief), Haley Lupton (Management Analyst), Nathan Cahall (Village Administrator), Renee Sonnett (Fiscal Officer), Paul LaFayette (Solicitor), Taylor Brill (Zoning Inspector)

Visitors: Steve Rice, Corey Theuerkauf, Bob Yoakam, Gary Smith, Kayleen Petrovia, David Poe, Dwight McCabe, Mark Bennett

Mayor Carney called the meeting to order at 6:30pm, followed by the Pledge of Allegiance.

**Approvals:**

Minutes: Council Meeting – March 8, 2021

Motion to approve March 8, 2021 Council meeting minutes, with one amendment, made by Mr. Reed, seconded by Ms. Pine. Six yea votes.

**Reports:**

Mayor

- The Mayor is continuing to work with businesses on finding real estate locations.
- Meeting with some business owners to discuss some Uptown improvements.
- Working on the Easter Egg Hunt, which will be held this Saturday. Vineyard Church is providing candy and eggs, and other businesses are donating materials as well.

Fiscal Officer

- Nothing to report.

Police Chief

- K-9 Andor passed his recertification.
- The canine will be undergoing a surgery soon. Thanks to Dr. Lynn for taking care of everything for no cost.

## Village Administrator

- As reported, we are in the first draw for the design loan for the WWTP. Staff is meeting with EPA in a few days.
- Gay Street project is underway. There are still unforeseen issues going on.
- Tonight, on the agenda, there is a measure to gain approval for the Uptown Streetscape Project. Mr. Cahall met with a business owner last Friday and is making a few revisions to the plan.

## President Pro Tem

- Next Worksession is April 7 at 6:30pm.

## Solicitor

- The Solicitor has a call in to Madison County Board of Elections to see when Charter certification needs to be filed to the State.

## Capital Improvements

- Joint meeting with P&F was on March 10. Some CIP issues may come up within next month or so.

## BZA

- No meeting in March. Next meeting will be in April if necessary.

## Planning & Zoning

- The Commission met last Wednesday, March 17. A new member was sworn in.
- The MI Homes Sewer Impact Fee waiver was tabled, until they formally withdraw the request.
- April 21 will be the public hearing for the Madison Meadows lot split.

## Parks & Rec

- Next meeting is April 13<sup>th</sup>.

## Personnel & Finance

- Next meeting is April 14. A new meeting night proposal will be submitted, in order to potentially move the meeting to the end of the month, starting in July.
- The committee continues to review the CIP and is working on the 2022 budget numbers, while keeping track to the 2021 budget numbers. At the next meeting, Administration will present what is in mind for CIP and 2022 budget.

Fire

- Next meeting is April 1 at 6:30pm.

Design Review Board

- Next meeting is on March 31. Several items will be brought forward by Mr. Dawson.
- The Board will also see a resubmission for the church on S. Chillicothe.

Charter Commission

- The Commission is figuring out a time that will work for meetings. Tentative next meeting is March 30 time TBD.
- Letter on behalf of the Village will go out to the Charter Commission, and future recognitions will be held.

**Public hearing opened at 6:45pm.**

**Ordinance 01-2021**, An Ordinance Rezoning 48.85 +/- Acres Located Along North Chillicothe Street (Parcels #1800180370000, #180018030090, and #1800011680000 as identified by the Union County Auditor's Office) From Village of Plain City Community Business District ("B2") to Planned Residential Development District ("PRD") and Approving a Preliminary Development Plan for the Run at Hofbauer Preserve Residential Development

**Speaker: Steve Rice**

Mr. Rice is speaking in favor of the new neighborhood. Sharing knowledge of the property, he stated that the property has been in the family for 80 years. The family has been very supportive of the village throughout history and would like to be again at present day. They have been working with a high-quality developer, who listened to the family's concerns about protecting the Big Darby, increasing connections to the park, and connecting to Uptown. Mr. Rice and family believe that this could be a very successful development for the Village.

**Speaker: Gary Smith**

The developer is present in case anyone on Council has questions. Mr. Reed stated that Council feels supportive of the Planning & Zoning Commission's decision.

**Public hearing closed at 6:51pm.**

**Old Business:**

**3rd Reading Ordinance 01-2021**, An Ordinance Rezoning 48.85 +/- Acres Located Along North Chillicothe Street (Parcels #1800180370000, #180018030090, and #1800011680000 as identified by the Union County Auditor's Office) From Village of Plain City Community Business District ("B2") to

Planned Residential Development District (“PRD”) and Approving a Preliminary Development Plan for the Run at Hofbauer Preserve Residential Development

Motion to approve Ordinance 01-2021 made by Mr. Terry, seconded by Ms. Pine. Six yea votes.

**3<sup>rd</sup> Reading Ordinance 04-2021**, An Ordinance Setting the Costs for the Certificate of Registration Fee and the Construction Permit Fees for Right-Of-Way Program

Motion to approve Ordinance 04-2021 made by Mr. Terry, seconded by Ms. Pine. Six yea votes.

**3<sup>rd</sup> Reading, Resolution 04-2021**, A Resolution Modifying Compensation for Certain Employees of the Village of Plain City

Motion to approve Resolution 04-2021 made by Ms. Pine, seconded by Mr. Terry. Six yea votes.

**3<sup>rd</sup> Reading, Resolution 05-2021**, A Resolution Authorizing the Sale of Impounded Vehicles

Motion to approve Resolution 05-2021 made by Ms. Pine, seconded by Ms. Giaimo. Six yea votes.

**3<sup>rd</sup> Reading, Resolution 06-2021**, A Resolution Authorizing and Directing the Village Administrator to Enter into a Lease Agreement with McCoy Heating and Air Conditioning, Inc. for the Village-Owned Property Located at 231 Friend Street, and Declaring an Emergency

Motion to approve Resolution 06-2021 made by Ms. Giaimo, seconded by Ms. Pine. Six yea votes.

**3<sup>rd</sup> Reading Resolution 11-2021**, A Resolution Authorizing the Sale of Village Property

Motion to approve Resolution 11-2021 made by Ms. Pine, seconded by Ms. Giaimo. Six yea votes.

#### **New Business:**

**1<sup>st</sup> Reading Resolution 12-2021**, A Resolution Authorizing Participation in the ODOT Road Salt Contracts Awarded In 2021, and Declaring an Emergency

Motion to waive three readings for Resolution 12-2021 made by Mr. Rucker, seconded by Ms. Pine. Six yea votes.

Motion to approve Resolution 12-2021 made by Ms. Pine, seconded by Mr. Rucker. Six yea votes.

**1<sup>st</sup> Reading Ordinance 05-2021**, An Ordinance Authorizing the Village Administrator to Advertise and Accept Bids for the Uptown Streetscape Project

Mr. Terry asked if this bid would be for both sides of the street, or just the south side. This is just for authorizing legislation and can include both sides if that’s what Council determines. Mr. Cahall hopes to get the project out to bid in the next 30 days.

Motion to waive three readings for Ordinance 05-2021 made by Mr. Terry, seconded by Mr. Reed. Six yea votes.

Motion to approve Ordinance 05-2021 made by Ms. Pine, seconded by Mr. Reed. Six yea votes.

**Motion** – Authorization Under ORC 735.273 to Approve the Creation of the Position of Code Enforcement Officer

This position was brought to the Personnel & Finance committee this month. Mr. Reed stated that this position will provide needed support for Ms. Brill, along with assisting with Zoning and Code work. This position would be Classified. Mr. Cahall noted that this is the first of many steps of mapping out the Village staffing needs, as the services and volume of work grow. This position will allow Ms. Brill to focus on higher level planning and organizational goals, since it will be focused on the administrative work. The Ohio Revised Code specifies that Council must acknowledge the creation of this position. The position is covered in the current budget.

The job description as described will report to the Village Planner. This would be a name change for the Zoning Inspector position.

Mayor Carney spoke on behalf of Ms. Brill, who is very successfully meeting with Department Heads, area businesses, and other interested parties and helping with future planning. The creation of the Code Enforcement Officer will enable the Village to step to the next level. Mr. Rucker asked if the Planner position would eventually become an Economic Developer position. Mr. Cahall answered that this type of position may be as part of staff's duties in the future.

Mr. Reed would like the discussion of Village Planner to come before Personnel & Finance. Mr. Cahall will meet internally with staff to discuss future job titles. The Code Enforcement Officer position could be amended to have the position reporting to "Zoning Inspector".

Mr. Terry's recollection of the P&F Committee was that the intention of the staff is to have this positioned established and then Ms. Brill's title changed to Village Planner.

Motion to approve the creation of the position of Code Enforcement Officer made by Mr. Reed, seconded by Ms. Pine. Six yea votes.

**Discussion Items:**

*Vacating an Uptown Alley*

The Mayor met with Mr. Medici uptown to talk about long-term vision. The alley between his building and Mr. Troyer's building rarely sees traffic. Mr. Medici mentioned possibly vacating the alley. It could be paved with brick pavers, have lights installed, and potentially a bicycle rack installed. It could also potentially create a few more parking spaces.

Mr. Rucker is ok with shutting the alley down to vehicular traffic. Ms. Pine asked if, if it is under Village control, could the Village do the updates? If it is under the property owner's control, it would be split between property owners and an easement would be required. Ms. Pine asked that the plan be explored to

see what is more beneficial to the Village. Mr. Terry and Mr. Reed agrees that we should investigate it a little further but would be open to it under certain conditions.

Ms. Pine stated that this was previously a Design Committee idea in 2011-2012. Now that Uptown Improvements are in the works, this project could be a good option. Because there are potentially developments in the future on Bigelow, it would be in the Village's interest to hold onto this property. Council and staff are going to do some more research on this vacation and discuss it further in April Worksession.

**Executive Session(s):**

Motion to enter Executive Session by Ms. Pine, seconded by Mr. Reed. Six yea votes.

**Executive Session** – Pursuant to Ohio Revised Code Section 121.22 G 2 – To consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code.

**Executive Session** – Pursuant to Ohio Revised Code Section 121.22 G8- To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, provided that both of the following conditions apply.

Motion to exit Executive Session by Ms. Pine, seconded by Mr. Reed. Six yea votes.

**Meeting adjourned at 8:37pm.**

Minutes submitted by Haley Lupton, Management Analyst