



COUNCIL MEETING MINUTES
January 10, 2022 · 6:30 PM
Council Chambers

Mayor: Jody Carney **Administrator:** Haley Lupton
Director of Finance: Renee' Sonnett **Director of Law:** Paul-Michael La Fayette
Council Members: President J. Rucker, J. Eudaily,
K. Ferguson, F. Reed, J. Sintz, M. Terry

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

Present- J. Carney, J. Rucker, J. Eudaily, K. Ferguson, F. Reed, J. Sintz, M. Terry

Swearing in of new Council Members

Mr. Rucker swore in Mayor Carney.

Mayor Carney swore in Mr. Terry, Mr. Eudaily, Ms. Ferguson, and Mr. Sintz

Approvals: Agenda: Council Meeting – January 10, 2022

Mayor Carney asked to move the second Executive Session to Old Business.

Mr. Reed motioned to approve the January 10, 2022 agenda as amended, seconded by Mr. Terry. All in favor.

Minutes: Council Meeting – December 13, 2021

Mr. Terry motioned to approve the December 13, 2021 meeting minutes, seconded by Mr. Rucker. Five in favor, Mr. Eudaily abstained

Proclamation: Human Trafficking Prevention and Awareness Month

Mayor Carney presented a Proclamation regarding Human Trafficking Prevention and Awareness Month to Ms. Hava Laudon, Executive Direction of She Dreams Again.

Ms. Laudon announced a ribbon cutting and grand opening for Tuesday, January 11, 2022.

Annual Reorganization: 2022 Appointments -

- Council President
 - Mr. Rucker nominated Mr. Terry, seconded by Ms. Ferguson
 - No other nominationsFive in favor, Mr. Terry abstained.

- Board of Zoning Appeals Council Representative
 - Mayor Carney appointed Jim Eudaily

- Parks and Recreation Committee Council Representative
 - Mayor Carney appointed Mr. Reed
- Personnel and Finance / CIP Committee Council Representative(s)
 - Mayor Carney appointed Ms. Ferguson
- Design Review Board Council Representative
 - Mayor Carney appointed Mr., Rucker
- Fire District Council Representative
 - Mayor Carney appointed Mr. Sintz, alternate Mr. Terry
- Marketing and Communications
 - Mr. Terry would like Council to be involved in the communication that goes out to the community and proposes the addition of a new committee. Mr. Rucker proposed that we expand the committee to include general development.
 - Mr. Rucker suggested we wait until we know what the committee will be before appointing someone to the committee.
 - Members would like to see a description of the committee, the type of members and the purpose of the committee Details of this potential committee will be worked out in the next work session.

Mr. Terry motioned to approve the Mayor appointments on committees, seconded by Mr. Sintz.

Mr. Reed was concerned about the way appointments were made, requested to remain on Personnel and Finance/CIP

Mayor Carney discussed reasoning for why she chose Ms. Ferguson, asked for vote.

Five in favor of all committee appointment, Mr. Reed no.

Mr. Reed asked what would happen to his request to be on the Personnel and Finance committee. Mayor Carney said Council voted.

Mr. Terry suggested that he would probably be resigning from the committee and others can apply to be on the committee

Mr. Reed said he feels that there is an effort to make it difficult for him to get on Finance committee, that council members aren't required to go through application process and he doesn't appreciate it.

Mr. Eudaily asked how many are required per charter. Mr. Terry responded that the Personnel and Finance committee isn't a charter committee and does not have a Council member requirement.

Reports:

Mayor

- Mayors for Mayfield KY tornado relief efforts were successful. There may be more events that are similar in the future.
- She Dreams Again ribbon cutting will be taking place this week. The organization hopes to hold their 5k Race in Plain City this year.

Finance Director

- Nothing to report

Police Chief

- Welcomed new council members.
- There will be a public march on 1/22/22 in favor of pro-life movement.
- Received \$1800 from National Alliance on Mental Illness (NAMI).

Village Administrator

- Acceptance of 79 acres of the Beachy Property for a future Madison Meadows development. This annexation was previously approved by Council, then went to the Madison County Board of Commissioners for approval, now we are formally accepting it into the Village. After the acceptance is complete, the Board of Elections, Secretary of State, and County Auditor's office will be notified of the annexation.
- New CRA request to motion to send to Board of Education, Council will have future opportunities to vote on the approval of the CRA. The business owners are putting a sizeable investment into the building.
- The contract for the Uptown Design Plan is being reviewed by staff and we hope to have a start date on that project for February 1.
- Staff continues normal, seasonal operations.

President

- Work session will be held the first Wednesday of February.
- Mr. Reed stated that last year we dedicated an entire work session to Council Goals, he feels a meeting would be appropriate.

Solicitor

- Nothing to report.

Administrator Search Committee

- The committee is meeting Thursday with the consultant, Management Partners.
- Mr. Reed asked how far the committee has gotten. This will be discussed later in the meeting.

BZA

- BZA will be meeting on third Tuesday of the month. No meeting was held in December.

Planning & Zoning

- Planning and Zoning met in December. There was a robust discussion on direction for housing development coming in from Council
- Mr. Terry asked if the development standards come from the zoning code rewrite? Mayor Carney responded that yes, this will all hopefully be included in the rewrite. The Zoning Code Steering Committee is working on final comments, and then a draft should be available to the public in the upcoming month.

- Council discussed the Village’s Comprehensive Plan. It was last updated in 2018, so a refresher may be necessary soon, per the original recommendations of revisiting the plan every five years.

Parks & Recreation Committee

- Meeting tomorrow
- Music in the Park has been extended into September this year. Almost all spots are booked except for three.

Personnel & Finance/CIP

- Meets January 26th.

Fire

- Meeting Thursday at 6:30pm at Fire Station.

Design Review Board

- There may or may not be a January meeting, based on if any applications are received.

Old Business:

Mr. Rucker motioned to enter Executive Session, seconded by Mr. Reed, All in favor.

Executive Session - pursuant to Ohio Revised Code Section 121.22(G)(8) To consider the purchase of property for public purposes.

Mr. Terry motioned to end Executive Session, seconded Mr. Eudaily. All in favor.

Motion: Mr. Terry motioned to authorize the Village Administrator and to enter into a contract for real property at 223 Jackson Street with the amount to not exceed \$130,000, seconded by Mr. Eudaily. All in favor.

New Business:

Motion: A Motion Certifying One CRA Application to the Jonathan Alder Local School District Board of Education for the Properties Located at 101 S. Chillicothe Street Pursuant to ORC 3735.671 A1

Mr. Reed said this motion required an agreement. Ms. Lupton offered a copy. Mr. Reed suggested postponing this to next meeting in order to allow everyone to see the agreement.

Mr. Rucker motioned to certify the CRA application for 101 S. Chillicothe, seconded by Mr. Terry.

Mr. Reed said we can’t certify an application; we have to certify the agreement.

Because there is time to approve sending the proposed agreement to the Board of Education before the next school board meeting, Council decided to wait on the vote.

Motion to withdraw: Mr. Rucker motion to withdraw the motion.

1st Reading: Resolution 01-2022: A Resolution Authorizing the Trade in of Village Property

1st Reading: Resolution 02-2022: A Resolution Authorizing the Village Administrator to Dispose of Village Property No Longer Needed for Public Use

1st Reading: Ordinance 01-2022: An Ordinance Accepting the Annexation Petition with the Board of County Commissioners of Madison County, Ohio for Annexation to the Village of Plain City, Ohio of Certain Territory, As Provided by Ohio Revised Code Section 709.022

Motion: Scheduling the Public Hearing for the Preliminary Development Plan for Madison Meadows II on February 14, 2022

Ms. Ferguson motioned to set public hearing, seconded Mr. Terry. All in favor.

Discussion Items:

- Administrator Search Committee contract update for firm
 - Chief McKee – Management Partners was chosen out of the three firms reviewed, meeting scheduled for 1/13/22. Contract has been reviewed by Mr. Lafayette.
 - Motion to authorize Administrator to engage in professional services Mr. Terry, seconded Mr. Reed, All in favor.

- Draft Contract for Solicitor
 - It is time to review the contract with the Village Law Director. Mr. Lafayette has submitted a new engagement letter, with the only change being a slight increase in the rate. Council and the Administrator have the ability to cancel the agreement at any time, including now, if they wish.
 - Mr. Terry would like to continue retaining Mr. Lafayette, for his historical knowledge during this time of transition in the Village.
 - Per the Charter, the Village Administrator enters into the agreement with the Law Director, with the approval of Council.
 - Mr. Reed would like further due diligence on the contract before anything is signed.
 - This discussion item will be added to the January 24 Council Meeting, and the engagement letters will be included in the packet.
 - It was discussed if the Law Director needed an annual review or not. Council will discuss further at the next Council meeting.

- 2022 Council Goals
 - Mayor Carney would like Council to have a dedicated session to work on 2022 goals and suggested a Saturday work session with staff.
 - Mr. Terry suggested a January 20 or 27 at 6:30 pm Worksession, or to add it to the February Worksession. The February Worksession has a few items already on the agenda but nothing that can't be moved.
 - Council agreed that a dedicated meeting should be held soon to work on the 2022 Goals.
 - Mr. Terry announced that a Worksession will be held on January 20 at 6:30p, in Council Chambers. Staff will be invited.

- Village of Plain City Grant Program
 - Mr. Reed questioned why this document was on the website, because he does not remember ever discussing a grant program. Ms. Lupton explained that the grant is for local special events, in-kind support events. Council had received a lot of requests and how they approve/deny requests. The document was discussed in October Worksession, and Council approved \$10000.
 - Mr. Reed recalled that discussion because it was his suggestion that the village engage with the community. There wasn't a discussion of this type of program. We need a different policy. Mr. Reed had concerns about the money in the budget dedicated to this program. It is unclear why the fund is being called "Marketing Materials and community support" and why there is \$25,000 dedicated. Mr. Reed stated that before we get into how that money is going to be used, we need policy done to decide who's eligible, for what purposes in general that we should provide funds to the entities. He would prefer that there aren't restrictions on who could use the money and the requests would be initiated through council members, as an example the food pantry needed a paint job on the front, that would have been a benefit for the village. They needed \$1300; council declined that money for the paint job for various reasons. We need to get that policy before we ever grant that money.
 - Mr. Reed thinks that Council should be able to leverage private money to benefit the village and our goals for rehabbing the uptown area or other place in the village. Available to anyone Council wants to give it to. Are we going to have a policy for leveraging and obtaining improvement?
 - Mr. Terry clarified about the food pantry issue. The CARES Act money that came to Council needed to be quickly allocated. We had a short amount of time. We did not necessarily turn down the food pantry, we said we don't have a merit-based system to evaluate the needs of our citizens and nonprofits at this time in lieu of that merit base, no process to determine that. That is how the food pantry money did not get allocated. This grant process came about because there was a question of will the council engage in the farmers market or Rock the Clock and how can we as a Village support events that bring in money to our organization ad hoc. We needed an application process to review and we asked the administration to create guidelines and send them through application process and let council determine if they want to do this. Mr. Terry is ok with refreshing the wording and putting a dollar amount limit.

- Mr. Lafayette suggested tightening up the scoring system but having document to cover auditors' requests, so it doesn't appear as if we have any favoritism.
- Mr. Reed also does not want a a date limit. The money is flexible. People can submit requests until money runs out.
- Mayor Carney halted discussion and would like the item to be added to the January 24th Council meeting.

Visitors:

Neal Burbrick purchased Jim's Diner and will opening a cigar lounge this spring.

Mr. Rucker motioned to enter executive session, seconded by Ms. Ferguson. All in favor.

Executive Session – Pursuant to Ohio Revised Code Section 121.22 G (8) To consider confidential information related to negotiations with other political subdivisions respecting requests for economic development assistance.

Mr. Terry motioned to exit executive session, seconded by Mr. Rucker. All in favor.

Meeting adjourned at 9:06 pm.