



**COUNCIL MINUTES**  
**9/12/2022 · 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 M. Terry,  
J. Eudaily, K. Ferguson, F. Reed, J. Rucker, J. Sintz

**Call to Order:**        6:30 p.m.  
Pledge of Allegiance

**Roll:** Ms. Carney, Mr. Terry, Ms. Ferguson, Mr. Reed, Mr. Sintz, Mr. Rucker (arrived 6:42p)  
Absent: Mr. Eudaily

**Approvals:** Agenda:                    Council Meeting – 9/12/2022  
Ms. Ferguson motioned to approve Agenda; Mr. Reed seconded.

Minutes:                                    Council Meeting – 8/22/2022  
Work Session Meeting- 9/7/22  
Postpone approval on 8/22/22 Council and 9/7/22 Work Session Minutes to next meeting.

**Proclamation:**

**Visitors:**

**Reports:**

- Mayor
  - o Met with Congressman Mike Cary and Madison County
  - o Met with Congressman Jim Jordan
  - o Childhood Cancer Awareness Month
    - Setting up Blood Drive
  - o Madison County Mayors for Make a Difference Day
    - World Food Day Food Challenge to benefit food pantry's
- Finance Director

- Supplemental for \$10,000 Park
- Police Chief
  - Officer Flowers spoke to PC Elementary 1<sup>st</sup> Grade
  - Officers participated in Madison County Safety Expo
  - Participated in National Drive Sobor or Be Pulled Over
  - JA Homecoming Parade September 28<sup>th</sup> @ 6p
- Village Administrator
  - Nothing to report
- Council President
  - Work Session last Wednesday to discuss future of P&R
  - Next meeting October is budget and Appeal of DRB items
- Law Director
  - Alley Vacation
- Marketing & Communications
  - Meeting on September 20<sup>th</sup>
    - Mr. Sintz in process of taking pictures and videos of uptown with property owners
    - Mayor Carney is going to start doing Council update videos after each meeting
- BZA
  - Meeting September 20
- Planning & Zoning
  - Meeting September 21 public hearing on Zoning Code rewrite
- Parks & Recreation Committee
  - Discussed during last Work Session but not recreation opportunities
  - Meeting September 13 to discuss CIP for 2023
  - Music in the Park rained out last week, this week Plain City Community Singers @ 630p
- Personnel & Finance/CIP
  - Meeting September 20<sup>th</sup>
- Fire
  - Emergency Alert System \$5,450 and looking at options on how to split cost
  - Rescue truck will be delivered September 21
  - FEMA grants for equipment and additional staff (3)
  - Awarded \$45,000 grant for First Responders wellness and fitness program
- Design Review Board
  - No meeting in August, one scheduled for end of September

## **Public Hearing**

An Ordinance Amending Codified Ordinance Section 1145.02 (Permitted Uses In The Rural District) To Add Professional Office As A Permitted Use.

- No speakers

- Public hearing Closed 6:47p

## **Old Business:**

**2<sup>nd</sup> Reading: Resolution 17-22:** A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO DISPOSE OF VILLAGE PROPERTY NO LONGER NEEDED FOR PUBLIC USE

Ms. Ferguson motioned to approval Resolution 17-22; Mr. Sintz seconded. All in favor.

## **New Business:**

**1<sup>st</sup> Reading: Ordinance 19-22:** AN ORDINANCE APPROVING A SUPPLEMENTAL APPROPRIATION OF FUNDS AND AMENDMENTS TO THE VILLAGE OF PLAIN CITY 2022 BUDGET AND DECLARING AN EMERGENCY

- Mr. Reed how do we identify changes to the budget
- Ms. Sonnet it's the \$10,000 Mr. Converse estate
- Mr. Reed noticed a change in a line item in funds analysis page for OPWC Gay Street
- Ms. Sonnet cleaned up from Nathan, combined Gay and Maple
- Mr. Reed wasn't in previous supplemental, wanted clarification

Mr. Terry motioned to waive the second reading of Ordinance 19-22; Ms. Ferguson seconded. All in favor.

Mr. Terry motioned to approve Ordinance 19-22 as an emergency; Mr. Sintz seconded. All in favor.

**1<sup>st</sup> Reading: Ordinance 20-22:** AN ORDINANCE PROVIDING FOR AN AMENDMENT TO ORDINANCE NO. 14-22 RELATING TO THE ISSUANCE AND SALE OF THE NOTES AUTHORIZED IN THAT ORDINANCE, AND DECLARING AN EMERGENCY

- Mr. Conley, Municipal Advisor, provided update on financing plan \$10 million note for plant expansion and \$1.2 million for the renewal for extension.
  - o Mr. Terry asked if we have our current bond rating
  - o Mr. Conley – A1 on long-term debt, have applied for a rating on short-term debt
  - o Mr. Reed asked about needing 40 years
  - o Mr. Conley, authorizing a maximum, but more than likely 30 years
  - o Mr. Reed has an issue, there is a very good chance that we will not need the sewer plant expansion after 5 years.
  - o Mr. Terry its premature to talk about the 6119, any facilities we have will be included in that, they will not go away, they will leverage our capacity in their models. Would be hesitant to ever say that we won't need the plant expansion.
  - o Mr. Reed one of the possibilities is that they won't use it and we are not invested in \$10 million.
  - o Mr. Terry we wouldn't sign an agreement that didn't have that as a prerequisite of them taking on the debt and facility.

- Mr. Conley there are no assurances that you will enter a regional sewer district. One thing for certain is you have to expand the sewer plant and you have to address that issue without thinking about regionalization.
- Mr. Reed the maximum we can have is 1,500 gallons a day. Then administration reduced it to 1,000.
- Ms. Sonnet 1 million
- Mr. Reed how does this impact the \$10 million, would we need more money to expand it?
- Mr. Conley as the village grows and you provide services, you have to segment your growth to the services provided. Tap fees will help offset the cost of the expansion. And yes, there could be other expansions in the future as the village continues to grow, so you don't take on a lot of debt at once.
- Mr. Reed when do we have to start paying on these bonds.
- Mr. Conley they are a one-year financing.
- Mr. Reed kept interrupting Mr. Conley, without allowing him to complete sentences about borrowing.
- Mr. Conley, we create a "not to exceed" number
- Mr. Conley explained how the repayment process would take place. It's not driving up the budget.
- Mr. Reed wants to know where the money is coming from to repay this. He wants to see the numbers.
- Mr. Conley, this isn't magic. Developers build home, they have to provide water and sewer to the homes. The village charges them a fee every time they build a home, those fees come to the village to be used to pay for the new services to be provided to those residents.
- Mr. Reed, if the tap fees aren't there, how do we pay this
- Mr. Terry if we don't expand our sewer plant we won't have any tap fees and we are currently at capacity.
- Ms. Sonnet explained how many taps are involved to cover the notes.
- Mr. Rucker advised that Mr. Reed listen to what is being said.
- Mayor Carney asked to stop the conversation and to move forward.
- Mr. Terry wants to ensure that everyone is comfortable with passing this.
- Mr. Reed thanks everyone for answering the questions and will be behind it to keep things moving forward. He just wants understanding of the risk and how we are paying it off if the tap fees aren't there.

Mr. Terry motioned to waive the second reading of Ordinance 20-2022; Mr. Sintz seconded. All in favor.

Mr. Terry motioned to pass Ordinance 20-22 and declaring an emergency; Mr. Sintz seconded All in favor.

**1st Reading: Ordinance 21-2022:** An Ordinance Amending Codified Ordinance Section 1145.02 (Permitted Uses In The RU Rural District) To Add Professional Office As A Permitted Use And Declaring An Emergency

Mr. Terry motioned to waive the second reading of Ordinance 21-2022; Ms. Ferguson seconded. All in favor.

Mr. Terry motioned to approve Ordinance 21-2022 and declaring an emergency. Ms. Ferguson seconded. All in favor.

## **Discussion Items**

- Medici/Troyer Alley Vacation
  - Attorney discussed Mr. La Fayette suggested doing an easement.
  - Mr. Terry we would always like to have public access to that alley, not vehicular.
  - Attorney would protect the village into the future from any subsequent property owners. Would always have to be open as a public right-of-way.
  - Attorney council would approve the easement and the someone would sign.
  - Mr. Reed asked if this was a deed restriction
  - Attorney gets transferred for all future property owners.
  - Mr. Terry instructed law directors office to draft up a document to approve.
  - Attorney said we need a survey to be recorded with the easement. Costs can be split between village and property owners.

## **Executive Session**

**Adjourn 6:59pm**

Mr. Sintz motioned to adjourn; Ms. Ferguson seconded.