



**COUNCIL MEETING MINUTES**  
**February 14, 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

**Present:** Mayor Carney, President M. Terry, J. Eudaily, K. Ferguson, F. Reed, J. Rucker, J. Sintz

**Call to Order:** Pledge of Allegiance led by Cub Scout Pack 90

**Proclamation**

Recognizing Boys Scouts Anniversary Week  
Declaring Congenital Heart Defect Awareness Week

**Approvals:** Agenda:                    Council Meeting – February 14, 2022  
Executive Session added by Mayor Carney. Motion to approve agenda as amended by Mr. Reed,  
seconded by Mr. Terry. All in favor.

Minutes:                    Council Meeting – January 24, 2022  
Motion to approve January 24, 2022 Meeting Minutes by Mr. Sintz, seconded by Ms. Ferguson.  
All in favor.

Minutes:                    Worksession – February 2, 2022  
Motion to approve February 2, 2022 Meeting Minutes by Mr. Reed, seconded by Mr. Sintz. All  
in favor.

**Visitors**

Barry Thomas – would like Council to consider ways to recognize a former Jonathan Alder athlete in the Village.

Kenneth Stalder – is excited for development but wants to know if the Village is prepared utility wise.

Dave Burke- Union County Commissioner introducing himself to Council

**Reports:**

Mayor

- Attended PCBA

- Attended JA Strategic Planning Meeting
- Attended MORPC
- Participated in a round table discussion with Community Leaders
- Thank you to the Public Works crew for great job on snowstorm
- Met with local county commissioners on 33 corridor discussion
- “Love on Main” held Friday for Uptown Businesses
- Highlighted Plain City Druggist for providing free blood pressure screenings and 24hr call line

#### BZA

- No meeting in February, planning one for March

#### Finance Director

- Nothing to report

#### Planning & Zoning

- Next meeting Feb 16 to review an application from Ohio Ready Mix
- Zoning Code finalizing comments from steering committee for work session

#### Police Chief

- Chief McKee would like to congratulate Sgt. Howard on becoming the first member of the Plain City Police Department for being selected as a member of the Union County Special Response Team (SRT).
- PD has started the process in contracting with Lexipol who will provide legal defensible policy that was created from the constitution, federal and state law. They will also be responsible for the testing of officers on policies.
- The PD was recertified last week by the Ohio Collaborative Board concerning policies.
- Chief McKee, Lt. Jaskiewicz, and Sgt. Prather will be attending Police Executive Leadership College (PELC) refresher this Thursday and Friday.

#### Parks & Recreation Committee

- Cancelled meeting in February and will reconvene in March

#### Village Administrator

- Branding RFPs are in review, with final interviews taking place this week before award.
- The Uptown Design Steering Committee is being formed, and we hope to have a kickoff meeting in the next couple of weeks.
- The Uptown redesign engineering is currently being finalized.
- Hiring for Pool is in progress.

#### Personnel & Finance/CIP

- Met Feb 9<sup>th</sup>
  - The committee approved the 2022 supplemental budget

- Requesting approval ordinance tonight and waive 2<sup>nd</sup> reading and pass as emergency
- Committee is reviewing quotes for Compensation study update
- Next meeting March 23

#### Council President

- Next Work Session rescheduled for March 10

#### Fire

- Met Feb 5
  - FEMA community risk assessment in process
  - Emergency Notification System is being explored with surrounding communities.
  - New Truck purchase is progress.

#### Law Director

- No report

#### Design Review Board

- Met Jan 26. Approved 2 applications for building on W Main

#### Administrator Search Committee

- Brochure was sent out, had 8 applicants as of last week
- Committee won't meet again until narrowing down applications
  - Tier 1 – applicants to be brought forward to committee

### **Public Hearing**

Ordinance 02-2022: An Ordinance Rezoning 79.734 +/- Acres Located Along the East Side of Lafayette Plain City Rd, approximately 0.5 Miles South of The Intersection of Perry Pike and Lafayette Plain City Rd (Parcel #02-00145.000 As Identified By The Madison County Auditor's Office) From Darby Township Agricultural District ("A1") To Planned Residential Development District ("PRD") and Approving a Preliminary Development Plan for the Madison Meadows Phase II Residential Development.

Mayor Carney opened the public hearing.

#### Public Hearing Comments:

- Mr. Gary Smith Madison Meadows II discussion. Mr. Smith explained the proposed layout of the residential development and how it is an extension of Madison Meadows I.
- No other public comments were received.

Mayor Carney closed the public hearing.

**Old Business:**

None.

**New Business:**

1<sup>st</sup> Reading: Ordinance 02-2022: An Ordinance Rezoning 79.734 +/- Acres Located Along The East Side Of Lafayette Plain City Rd, approximately 0.5 Miles South Of The Intersection Of Perry Pike And Lafayette Plain City Rd (Parcel #02-00145.000 As Identified By The Madison County Auditor's Office) From Darby Township Agricultural District ("A1") To Planned Residential Development District ("PRD") and Approving A Preliminary Development Plan for the Madison Meadows Phase II Residential Development.

- Mr. Terry discussed lot size moving forward. He would like to see a little more creativity from the developers in ensuring that they put forward their best possible product. Mr. Terry also expressed concerns with how close the houses are built together, and the impact that may have on the feel of the neighborhood.
- Mr. Reed discussed affordability and how developers can ensure lower price points with higher development standards.

1<sup>st</sup> Reading: Ordinance 03-2022: An Ordinance Approving a Supplemental Appropriation of Funds and Amendments to the Village of Plain City 2022 Budget and Requesting a Waiver of the Second Reading

Motion to waive second reading and pass as emergency made by Mr. Rucker, seconded by Ms. Ferguson. All in favor.

Motion to approve Ordinance 03-2022 made by Mr. Rucker, seconded by Ms. Ferguson. All in favor.

1<sup>st</sup> Reading: Ordinance 04-2022: An Ordinance Amending Codified Ordinance 1135.01 [Zoning Inspector] To Be Consistent with the Village Charter and Amending Duties

1<sup>st</sup> Reading: Resolution 04-2022: Establishing the Communications & Marketing Advisory Committee

Motion: Appointment of Lauren Giaimo to the Personnel and Finance Committee

Motion made by Mr. Terry, seconded by Mr. Rucker. All in favor.

Motion: Reappointment of Eli Abrams to the Parks and Recreation Committee

Motion made by Mr. Terry, seconded by Mr. Eudaily. All in favor.

**Discussion Items:**

- Hamlet on the Darby TIF update

The developer for this property, Dwight McCabe, made a presentation to discuss a potential TIF for sewer improvements at the development on the Darby. The McCabe Companies is seeking to utilize tax incremental financing (TIF) to support the construction of the force main at the project, The Hamlet on Darby. The project will consist of a 68-unit residential development that requires at least 80% of units to have one occupant over age of 55. The estimated cost totals \$225,000. If Council agrees, The Village and McCabe Companies will enter into a development agreement. McCabe Companies will be the construction manager at risk to complete the scope of work and will be reimbursed through the TIF payments. The TIF payments will be after the amounts paid to the School District and Fire & EMS.

The TIF analysis provides that the estimated cost of the work will be paid during the first 10 years of the 30-year term of the TIF. If the alternative location must be utilized, the work will be paid during the first 12 years. After the work is paid, the remaining TIF payments will go the Village. The TIF is estimated to produce \$773,023 over the 30-year term. The Village payments then can be used for trail development through the Hamlet if needed.

Council requested that the TIF proposed agreement be taken to the Personnel & Finance Committee meeting in March for deliberation. Then it will come to Council for first and second readings of the ordinances.

### **Executive Session**

**Executive Session** – Pursuant to Ohio Revised Code Section 121.22 G (8) To consider confidential information related to negotiations with other political subdivisions

Motion to enter Executive Session made by Mr. Terry, seconded by Mr. Sintz. All in favor.

Motion to exit Executive Session made by Mr. Rucker, seconded by Mr. Sintz. All in favor.

**Meeting adjourned at 8:31pm.**