



**Council Meeting Minutes
March 8, 2021
6:30pm via Videoconference**

Mayor: Jody Carney

Council Members: L. Giaimo, S. Heineman, S. Pine, F. Reed, J. Rucker, M. Terry

Staff present: Dale McKee (Police Chief), Haley Lupton (Management Analyst), Nathan Cahall (Village Administrator), Paul LaFayette (Solicitor), Taylor Brill (Zoning Official)

Visitors: Kayleen Petrovia, Bryan Adams, Diana McCoy, Josh Barkan, Randy VanTilburg, Asa Schreck

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

Approvals:

Minutes: Council Meeting – February 22, 2021. Motion to approve by Ms. Pine, seconded by Mr. Terry. Six yeas votes.

Minutes: Council Worksession - March 3, 2021. Motion to approve by Ms. Pine, seconded by Mr. Terry. Six yeas votes.

Reports:

Mayor

- Tomorrow, March 9 is Simply Southern's grand opening and Council is welcome to join.
- March 9 is the Charter Election. The high school and the fire station are voting places.
- On Friday, the Mayor declared 4-H week in Madison and Union Counties. This group provides great support to the Village and the kids in the community.
- Thanks to Ms. Petrovia for covering the 4-H event.

Police

- Thank you to Mark and Maria Pizzi for their generous donation to the police department through the Law Enforcement Foundation for being named agency of the month.
- Thank you to Janet Mohr for her donation to the police department.
- Thanks to the Plain City Lions club for their donation to the police department.
- The PD obtained grant money through the Attorney General's Office in the sum of \$2300 to go toward training, training equipment, or outreach programs.
- Detective Greenbaum completed Cyber Crime training through OPOTA.

Village Administrator

- The PTI and Construction plans for the WWTP were submitted to the EPA last week. They have not let us know the turnaround time yet.
- Gay Street construction is underway. A few change orders have been received and are being negotiated. There have been several water main leaks.
- Some of the residents will notice that surveys were completed for the upsizing of the water main to Main Street. A few streets will be impacted.
- The bids have been advertised for Villa Drive and will be opened next week.
- Later tonight, there are a few more items on the Uptown Streetscape project.
- The Parking Lot project is finishing up and should have something for Council in writing by the end of the week.
- We continue to explore options on the Noteman Road project. An archaeological study has been mandated and staff is trying to demonstrate that a study is not necessary for this project. We should know more details next week.

President Pro Tem

- Nothing to report.

Solicitor

- The CARES act funding memorandum has been distributed. Please contact with questions.

Capital Improvements

- The CIP committee is meeting on Wednesday, March 10. Updates will be reported post-meeting.

BZA

- The Findings of Fact follow up for two variances have been approved.
- The March meeting has been cancelled due to lack of agenda items.

Planning and Zoning

- Next meeting is Wednesday, March 17.

Parks and Rec

- Meeting tomorrow at 6:30pm.

Personnel & Finance

- Meeting March 10 at 7pm. The agenda is full of topics, including progress on the five-year Capital Improvement Plan.

Fire

- The new medic is in the station.

Design Review Board

- Mr. Dawson has appealed to the Ohio Board of Building Standards. Based on that outcome, issues may be brought to the Board.

Charter Commission

- The election is tomorrow, and we will know more about the transition after results are in.

Old Business:

2nd 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

2nd Reading, Resolution 04-2021, A Resolution Modifying Compensation for Certain Employees of the Village of Plain City

2nd Reading, Resolution 05-2021, A Resolution Authorizing the Sale of Impounded Vehicles

2nd 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

2nd Reading Resolution 11-2021, A Resolution Authorizing the Sale of Village Property

New Business

- Planning and Zoning Commission Recommendation, PZ-21-1: Jefferson Village Vacation Plat Motion to approve by Ms. Pine, seconded by Ms. Heineman. Six yea votes.

- Planning and Zoning Commission Recommendation, PZ-21-2: Jefferson Village Final Plat Motion to approve by Ms. Pine, seconded by Ms. Heineman. Six yea votes.

Per Mr. Cahall, these requests are related. There was a recorded plat that the developer was previously unaware of. After some back and forth, it was decided that the cleanest way to move forward is to vacate the previous plat and then record the final plat.

These items have gone through the Planning Commission and are now being recommended for passage.

- Impact Fee Offset Application #2021-1 - Darby Station Roadway Impact Fee

Mr. Cahall explained that this is the first time an impact fee is potentially being offset. These fees were passed by Council last year and the fees were intended to benefit roadway, sewer, or public safety improvements. Pursuant to the ordinance, there is a mechanism by which a developer can petition the Village for the reduction or offset of impact fees, in instances where the development in question is providing the Village with identified needs, or constructing an identified traffic system, networks, etc.

This project is at Darby Station. The project calls for a signalized traffic pattern. Council ultimately decided that a roundabout would be a better option. The signal may not have been able to be installed until the development was almost completed. Although this roundabout is a further east than the estimated signal, it would still accomplish the traffic calming pattern.

The developer is requesting the offset of impact fees since they have provided a reasonable estimate that this project would be close to the impact fees due to the Village.

This is not a full waiver of the impact fee. If construction costs come in under budget and under what the impact fees would be due, they would owe the difference.

A motion to accept the Planning Commission's approval of the waiver contingent upon the approval of the roundabout and the receipt of the Planning and Zoning Commission meeting minutes, made by Mr. Terry, seconded by Mr. Rucker. Six yeas votes.

Appointments:

Planning and Zoning Commission - Justin Dreier

Motion to approve the Mayor's appointment of Justin Dreier to the Planning and Zoning Commission made by Mr. Terry, seconded by Ms. Pine. Six yeas votes.

Discussion Items:

Vacant Building Registry - Mayor Carney would like to bring to Council the idea of a Vacant Building Registry. A registry could help to revitalize the Uptown by incentivizing business owners to keep their buildings occupied.

Mr. Cahall has experience creating this type of registry. This kind of program had traction after the last recession, when there was an increase in vacant commercial properties. A registry can be used to help facilitate the reuse and redevelopment of vacant commercial properties. There would be an obligation by property owners to register the property and possibly pay fees that would be used by the Village for code enforcement. The fees may escalate if the vacancy lasts an extended amount of time. There is mixed success with these types of programs.

Ms. Pine would like to see other communities' history with this topic to get some background information. Mr. Reed asked if the benefits of the registry would offset the staff cost of maintaining the list. Mayor Carney also noted that subpar buildings should not be filled just to stay off the registry. Mr. Reed would like to know if the Chamber of Commerce maintains a vacant list, for easy reference for people looking to start a business in the Village. If the list is used to help businesses find vacant space, is that legally allowed? If the list is available to everyone equally, it should be ok to maintain but more detail is needed.

Mayor Carney will meet with staff and look into other communities and see how they used a vacant building registry and will report back.

Uptown Streetscape

Mr. Cahall would like Council input on some streetscape details. Mr. VanTilburg is here from Mannik and Smith and demonstrated some images to Council on what it will look like.

The main issue is the benches. Because the sidewalk is so narrow, there is not much room for benches. The current plan is to install pavers and pour pads to anchor the benches to. However, the benches will need to be backless so you can sit either direction.

Mr. Reed would like to see tables and chairs instead of benches so people can sit casually outdoors, near the restaurants, especially in case Plain City ever gets a DORA.

Ms. Giaimo asked if businesses could be contacted to see if they would allow benches along their walls. Yes, this may be an option as long as permission is given before construction starts. Mr. VanTilburg explained that, due to doors and windows in this area, there is only really room for one bench.

The Mayor suggested that tables and chairs be held for the flat iron reconstruction.

Ms. Pine likes the backless benches and the benches to be installed on the pavers. Mayor Carney, Ms. Giaimo, Ms. Heineman, Mr. Rucker, and Mr. Terry agreed.

The businesses can also install little tables outside of their businesses if they choose. Mr. VanTilburg explained that the pedestrian accesses would not be obstructed if a small bistro table was put outside of businesses.

Mayor Carney asked if Council could allocate street capital dollars to the project. Staff will be asking Personnel & Finance on Wednesday for their opinion, and then add it into the supplemental appropriation measure. These measures can be added into the contracts as options.

2021 Council Goals

No items to discuss.

Other

Mr. Terry wishes a Happy International Women's Day to all colleagues, peers, and employees.

Mayor Carney echoed the appreciation for everyone's work.

Meeting adjourned at 7:36pm.

Meeting minutes submitted by Haley Lupton, Management Analyst