



Council Meeting Minutes
November 22, 2021 · 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, L. Giaimo,
S. Heineman, S. Pine, F. Reed, M. Terry

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

Present- J. Carney, J. Rucker, S. Heineman, F. Reed, M. Terry, S. Pine

Absent- L. Giaimo

Approvals: Agenda: Council Meeting – November 22, 2021

Ms. Lupton requested that Jefferson Village be added as a discussion item and Resolution 46-2021 be added to tonight's agenda.

Mr. Rucker motioned to approve the amended November 22, 2021 agenda, seconded by Ms. Heineman. All in favor.

Minutes: Council Meeting – November 8, 2021

Mr. Terry motioned to approve the November 8, 2021 meeting minutes, seconded by Ms. Heineman, Ms. Pine abstained. The rest in favor.

Visitors:

None

Reports:

Mayor

- December 4th will be Christmas Under the Clock Uptown in the evening, with a Route 42 "Holiday Hop" being held in the morning.
- There are many opportunities to give back this holiday season in the Village.
- The mayor has been participating in economic development meetings with staff

Finance Director

- Absent.

Police Chief

- Chief McKee will be holding one more meeting prior to Christmas Under the Clock to ensure that safety protocol is stepped up.

Village Administrator

- Waterline project on Jackson Boulevard is ongoing, and the Village is working with residents that are impacted.
- Streetscape concrete work
- On tonight's agenda is a resolution updating the contract award for the parking lot and alleyway project.

President

- The December Worksession will be held on December 8.
- Mr. Terry requested that the 208 Plan be reviewed at the December or January Worksessions.

Solicitor

- Mr. Lafayette is participating in continued discussions with outside counsel and the water and sewer plant operators.

BZA

- A hearing was held last Tuesday, and the board will be voting on the matter on November 23.

Planning & Zoning

- Met on November 17 to accept final plats Madison Meadows.
- Mr. Bennett wants to increase amount of topsoil to 4" required for builders. This may be considered in the zoning code update.
- A meeting will be held in December.
- Ohio Ready Mix wants to come to P&Z with potential business plan for rezoning application

Parks & Recreation Committee

- Nothing to report

Personnel & Finance/CIP

- Nothing to report

Fire

- Next meeting will be December 2.

Design Review Board

- No meeting this month.

Old Business:

2nd Reading Resolution 42-2021: A Resolution Authorizing the Village Administrator to Dispose of Village Property No Longer Needed for Public Use

Ms. Pine motioned to approve Resolution 42-2021, seconded by Ms. Heineman. All in favor.

2nd Reading Resolution 44-2021: A Resolution Accepting Determinations of Compensation Plan Update

Mr. Reed motioned to approve Resolution 44-2021, seconded by Ms. Pine. All in favor.

2nd Reading Resolution 45-2021: A Resolution for Final Appropriations for Current Expenses and Other Expenditures of the Village Through December 31, 2022.

Mr. Reed motioned to approve Resolution 45-2021, seconded by Ms. Pine. All in favor.

1st Reading Resolution 46-2021: A Resolution Amending Resolution 27-2021 Amending the Agreement with Byrne & Jones Construction for the Plain City Uptown Parking Lot Improvement Project and Requesting Waiver of Two Readings as an emergency.

Mr. Rucker motioned to waive the second reading of Resolution 46-2021, seconded by Ms. Pine. All in favor.

Ms. Pine motioned to approve Resolution 46-2021 as an emergency, seconded by Mr. Reed. All in favor.

New Business:

Motion: To Accept the Resignation of Randa Prendergast from the Board of Zoning Appeals

Ms. Pine motioned to accept the resignation of Randa Prendergast, seconded by Mr. Terry. All in favor.

There was some discussion about whether or not a board member is required to formally put in a resignation to be accepted by Council.

Motion: To Accept Planning and Zoning Commission Recommendation, PZ-21-21: Madison Meadows Final Plat Section 2A

Ms. Pine motioned to accept PZ-21-21, seconded by Mr. Reed. All in favor.

Motion: To Accept Planning and Zoning Commission Recommendation, PZ-21-22: Madison Meadows Final Plat Section 2B

Ms. Pine motioned to accept PZ-21-22, seconded by Mr. Reed. All in favor.

Motion: To Accept Planning and Zoning Commission Recommendation, PZ-21-23: Madison Meadows Final Plat Section 3A

Ms. Pine motioned to accept PZ-21-23, seconded by Mr. Reed. All in favor.

Motion: To Accept Planning and Zoning Commission Recommendation, PZ-21-24: Madison Meadows Final Plat Section 3B

Ms. Pine motioned to accept PZ-21-24, seconded by Mr. Reed. All in favor.

Mr. Reed suggested taking a drive through Madison Meadows. The development is smaller than you may have pictured.

Discussion Items:

- Jefferson Village
 - Homewood Corp ready to pay for sewer/water taps. The estimate they were given has a discrepancy due to 8” diameter requirement and ordinance passed earlier in year re: fire line. Mr. Terry wants to work in the spirit of the issue of when it was approved vs ordinance passed. Council decided to split the difference.
- Health Insurance update
 - The plan administrator has offered two plans, neither of which results in an increase of payment to the Village or staff.
 - Mr. Terry said this is administration decision
 - Mr. Reed asked how it would affect budget. Ms. Lupton stated that there will not be a change to the budget. Village administration will move forward with deciding the plan for 2022.
- Planning & Zoning / Board of Zoning Appeals
 - Staff would like to explore the option of combing the Board of Zoning Appeal and the Planning & Zoning Board. The Charter only requires us to have the P&Z board.
 - Mr. Terry asked if they could be combined because they run as either judicial or legislative. Per Mr. Lafayette, under ORC 713.11 you can have them combined. A benefit of combing would be that you will have P&Z commission that is very familiar with rules and regulations (determines the districts etc.). The bad thing would be that you run into hurdles of having both intertwined. Combing doesn't necessarily expose us to additional risk.
 - Mr. Rucker asked if BZA ever deal with appeals from P&Z, Mr. Lafayette responded that no, BZA has authority of appeals.
 - Mr. Terry knows that BZA hearing and adoption of findings of fact can lead to meetings that are over two hours. Eliminating the additional meetings might help

an administration problem but might push meetings to go longer. He is concerned might be creating a different problem.

- Ms. Pine noted if we do this then increase the board from 5 to 7 with quorum of 4. Mr. Lafayette added that we would have to make a legislation change.
 - Mr. Terry requested that this item be added to the December Worksession.
 - Mayor Carney added that businesses would benefit from a more streamlined process, and BZA approval might be easier if they eliminate concerns with site plans that are available earlier on.
 - Mr. Reed asked if the main issue because we can't keep committees filled and noted that he would want a Council member on the combined board.
 - This item will be added to December Worksession for further discussion.
- Village Administrator Search Committee
 - Mr. Terry sent a proposal to Council for a committee of 4 members that includes one Council member.
 - Mr. Lafayette stated that setting up as ad hoc committee to make recommendation has to be public committee. If the committee is making a decision on which applicant to move forward, then the committee is making decision that are beyond administrative legwork.
 - Mr. Rucker would like Council to partner with a consulting firm with experience in searching for candidates. Mr. Reed agrees.
 - Mr. Terry stated that the Charter Committeee successfully hired a consultant who helped facilitate a process, and as long as they let the committee be involved, he is supportive of that decision.
 - Mayor Carney stated that they could still post the job before sending it out to a consultant, as originally planned.
 - Mr. Reed, Mr. Rucker and Mr. Terry are in favor of hiring a consultant to work with the committee.
 - Mr. Lafayette explained that now Cuncil has to determine committee, delegate authority to committee, approve contract. The committee will make decisions on consultant.
 - Ms. Pine suggested that said someone from P&F should be on committee.
 - J. Carney nominates search committee lead by L. Giaimo (switch to resident in January), J. Carney, K. Ferguson (switch in Jan to council), Mr. Brammer, D. McKee, and R. Sonnett
 - Mr. Terry is delegating them the power to hire consultant

Mr. Terry motioned to adopt the search committee, seconded by Mr. Rucker. All in favor.

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

Executive Session – Pursuant to Ohio Revised Code Section 121.22 G (3) Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action

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

Mr. Terry motioned to enter executive session, seconded by Ms. Pine. All in favor.

Executive Session – Pursuant to Ohio Revised Code Section 121.22 G (2) To consider the purchase of property for public purposes in accordance with section 505.10 of the Revised Code

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

Meeting adjourned at 9:01pm