



**COUNCIL MINUTES**  
**November 28, 2022 at 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:**

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

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

**Approvals:**

Agenda: Council Meeting – November 28, 2022

Mr. Sintz motioned to approve the November 28, 2022 agenda, seconded by Ms. Ferguson. All in favor.

Minutes: Council Meeting – November 14, 2022

Mr. Sintz motioned to approve the November 14, 2022 minutes, seconded by Ms. Ferguson. All in favor.

**Proclamation:**

Angie Matessa: The Mayor presented the proclamation to Ms. Matessa and thanked her for the extensive and continual hard work that she has provided to the Plain City Shark Swim Team. Numerous residents were present in support of Ms. Matessa. Linda Granger added several other accomplishments and projects that Ms. Matessa spearheaded that has led to the Plain City Swim Team being what it is today. Mayor

Carney noted that Ms. Matessa is a model example for civic engagement and community service.

### **Visitors:**

Mike Syfert

Mr. Syfert introduced himself and stated that he would be speaking about the proposed nuisance code. He is concerned that the proposed nuisance code does not contain any noise ordinance regulations and wants to make sure that the increased noise levels in the Uptown are addressed via a noise ordinance. Mr. Syfert commented that he is pleased with several provisions of the nuisance code and that it seems like it will protect the Village from unsightly properties.

Mr. Syfert also commended the Plain City Police Department for their quick responsiveness when noise complaints were submitted and thanked them for their time. He asked Council to include language in the proposed zoning code to address the noise levels. He stated that he understands the zoning code is undergoing a comprehensive update and believes now would be a good time to institute change in the noise ordinance. Mayor Carney thanked Mr. Syfert for his time and comments.

### **Reports:**

- Mayor: Mayor Carney informed Council that this week is the ribbon cutting ceremony for the Red Hen Café and invited everyone to attend. She also updated Council on the Route 42 Holiday Hop and the dates it would occur. Lastly, she thanked everyone for their toy and item donations to the Christmas events.
- Finance Director: Nothing to report.
- Police Chief: Lieutenant Jaskiewicz attended on behalf of Chief McKee. Mr. Jaskiewicz noted that one of the officers completed Crisis Intervention Training recently and that all officers currently are completing their annual taser training. He also informed Council that the Police Department recently facilitated the Jonathan Alder School District annual safety day. He stated that Detective Greenbaum is part of a Union County task force that netted several significant felony indictments recently. Lastly, Mr. Jaskiewicz stated that the department is finalizing receipt of the new police cruiser and hopes to have it on the road as soon as possible.
- Village Administrator: Ms. Lupton stated that the streetscape award is progressing accordingly. Additionally, the website redesign is progressing well and work will begin over the next couple months. Ms. Lupton also stated that the Public Work crews are completing the emergency repairs on the Maple Street bridge with the hope that it will be reopened next week.

- Council President: Mr. Terry said that he will miss the Council work session on December 7<sup>th</sup> and Council meeting on December 12<sup>th</sup>. He asked other Council members if one of them would like to step in for him on the December 7<sup>th</sup> work session to conduct the meeting.
- Law Director: Ashley Hetzel was present on behalf of Mr. La Fayette. Ms. Hetzel notified Council that the hearing for the sewer regionalization is rescheduled from this Friday to February.
- Marketing & Communications: Mr. Sintz said that, during the Committee's last meeting, they received updates about the website redesign and the Committee talked about potential giveaways that may occur at Christmas Under the Clock for the rebranding reveal.
- BZA: No meeting in October.
- Planning & Zoning: The next meeting is December 21 to discuss the zoning code update.
- Parks & Recreation Committee: Mr. Reed spoke about the various Christmas activities occurring around the Village and stated that the Christmas lights in the Uptown look great this year. Mr. Rucker verbalized his agreement that the lights look great. Mr. Reed stated that preparations are underway for the Christmas Under the Clock event. The Committee's next meeting will be in January.
- Personnel & Finance/CIP: The next meeting is November 30.
- Fire: The next meeting is December 1.
- Design Review Board: The next meeting is November 30.

### **Public Hearing:**

### **Motion:**

### **Discussion Items:**

Compensation Study: Ms. Lupton gave a brief presentation on the results of the compensation study and stated that the results of the compensation study go hand-in-hand with the budget. She said that everything in front of Council tonight has also been presented to the Personnel and Finance Committee. She noted that significant research has been conducted and data compiled. The study found that no specific position requires major recalibration but overall changes are needed to address the increased cost of living. Additionally, the Personnel and Finance Committee recommended in the future conducting these studies in house to save money. MORPC has a study that is done each year that could be used as a foundation for the Village's in house study. Also, the study suggests taking police patrol officers to a five step pay grade. Ms. Lupton added that the police levy came in better than expected this year.

She stated that Personnel and Finance have recommended a 5% increase for all employees to compensate for cost-of-living increase and a potential increase of 3% based on yearly evaluations. She explained the overall budget impact of this study and compensation increase and noted the breakdown between each department.

Mr. Reed stated that his main concern is making sure that the police department is comparable and competitive to similar localities. He asked if that problem has been fixed with this study. Ms. Lupton stated that she believes this study addresses that issue and fixes it appropriately. Mr. Jaskiewicz noted his agreement and said that this increase and change will make them more competitive compared to surrounding localities.

Mr. Terry asked if the wage increases go into effect January 1. Ms. Lupton responded yes. Mr. Terry asked, for confirmation, if during evaluations everyone would potentially receive an additional 3% increase. Ms. Lupton answered yes. Mr. Terry asked if, going forward, would it make sense to conduct everyone's raises at the same time during the calendar year to streamline that process. Ms. Lupton said she understands Mr. Terry's point and will look into possibility. Mr. Terry asked if new hires would be eligible for the 5% even though they have less than one year of service with the Village. Ms. Lupton said yes but that the evaluation based 3% increase would not be available to those employees until late next year, once they have surpassed one year of service with the Village. Mr. Reed supports these increases across the board and thanked Mr. Terry for his comments and questions.

Budget 2023: Ms. Lupton apologized for the misunderstanding of having the budget proposed as a resolution and not an ordinance originally and asked Council to potentially waive the second reading if they see fit. She gave a brief overview of the budget presentation and said that overall, the Village spent fairly conservatively in 2022. She said this should allow the Village to complete some projects next year. She noted that she believes the proposed budget reflects Council's goal for next year. She said income tax revenue is strong and noted that the proposed estimations may be somewhat ambitious but they will monitor it throughout the year and update accordingly. Mr. Sintz asked Ms. Lupton for clarification about the estimated \$100,000 household income that is described in the budget presentation and noted that Mr. Stanford, in a previous presentation, said household income would be around \$79,000. Ms. Lupton responded that \$79,000 is the household income for the Village in general, which includes existing homes. The \$100,000 household income estimation is considering the newer developments and overall higher prices of those homes and associated higher household income. Mr. Sintz thanked Ms. Lupton for the clarification.

Mr. Reed asked if the Village has received any income tax revenue from the new developments. Ms. Lupton said yes but only from the Darby Fields development. She added that as the new developments are completed, staff will be able to compile more data.

Ms. Lupton stated that several projects are slated for next year including Uptown streetscape improvements and West Avenue engineering studies. She said that there

have been slightly higher costs for road salt and propane to heat the pool which have been reflected in the budget. Mr. Reed asked if there are definite plans for West Avenue improvements. Ms. Lupton said that currently, engineering studies have to be conducted first to determine the feasibility of different concepts for walkway connectivity. Mr. Reed said he understands and thanked Ms. Lupton for her work to get that project underway.

Ms. Lupton explained the debt reduction schedule and what she hopes to accomplish next year in the early months and over the coming years.

Mr. Eudaily asked about the Heritage Trail grant and current timeline status. Ms. Granger answered that it must be spent early next year and the Parks & Recreation Department is on track to use that grant within the required timeframe. Ms. Granger added that the Metro Parks are using their grant money to conduct feasibility studies for the Heritage Trail connectivity.

Mr. Terry asked, in regards to the water treatment operating costs, if the budget is still balanced. He noted that the budget presentation indicates that the Village has spent more than taken in. Ms. Lupton clarified that reflects the fund balance but that the budget is balanced. Ms. Lupton added that it is her plan and desire to ensure the Village spends conservatively and responsibly. Mr. Terry said he understands and thanked Ms. Lupton for her work in that avenue and that he wants to make sure all aspects of the budget are balanced when possible but also understands the complexity of doing so.

Mr. Reed stated that he would like to have an emergency reserve in the General Fund of about \$2 million which would equate to roughly a six-month reserve. Mr. Terry acknowledged Mr. Reed's comment and said that it may be worth having less than that amount in order to pay off interest payments early. Ms. Lupton said that staff plans to look at both options over the next several months to determine what would be best for the Village in terms of three months versus six months reserve. She said that she would keep Council up to date as research is completed.

Council members thanked Ms. Lupton and Ms. Sonnett for all their hard work with the budget and to make sure it is balanced.

### **Old Business:**

**2<sup>nd</sup> Reading Ordinance 26-2022:** An Ordinance Amending Water And Sewer Rates For The Village Of Plain City, Ohio Beginning March 1, 2023

Ms. Ferguson motioned to approve Ordinance 26-2022, seconded by Mr. Sintz. All in favor.

**2<sup>nd</sup> Reading Resolution 23-2022:** A Resolution Accepting Determinations of Compensation Plan Update

Mr. Eudaily motioned to approve Resolution 23-2022, seconded by Mr. Reed. All in favor.

**2<sup>nd</sup> Reading Resolution 24-2022:** A Resolution Amending The Village of Plain City Citizen Recognition Policy and Award Application

Mr. Sintz motioned to approve Resolution 24-2022, seconded by Ms. Ferguson. All in favor.

### **New Business:**

**1<sup>st</sup> Reading Ordinance 28-2022:** An Ordinance for Final Appropriations for Current Expenses and Other Expenditures of the Village Through December 31, 2023

Mr. Terry asked Council if members would be amenable to waiving the second reading for Ordinance 28-2022. Mr. Reed responded that he would prefer to have the second reading at the December 7<sup>th</sup> work session. The rest of Council did not have any objections. Staff noted accordingly.

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

Ms. Ferguson motioned to enter Executive Session at 7:26pm, seconded by Mr. Sintz. All in favor.

Mr. Sintz motioned to exit Executive Session at 7:39pm, seconded by Ms. Ferguson. All in favor.

### **Adjourn**

Mr. Rucker motioned to adjourn, seconded by Mr. Sintz. Meeting adjourned at 7:39pm.