



COUNCIL MINUTES

January 9, 2023 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 J. Sintz, M. Terry, J. Eudaily, K. Ferguson, F. Reed, J. Rucker.

Call to Order:

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

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

Absent: None.

Approvals:

Agenda: Council Meeting – January 9, 2023

Mr. Rucker motioned to approve the January 9, 2023 agenda, seconded by Mr. Sintz. All in favor.

Minutes: Council Work Session – January 4, 2023

Mr. Sintz motioned to approve the January 4, 2023 minutes, seconded by Mr. Rucker. Five yeas and one abstention from Mr. Eudaily.

Proclamation:

Visitors:

Reports:

- Mayor: Mayor Carney updated Council on her work to fill vacancies on different committees as well as working with staff to fill the county committee representatives.

She also thanked Chief McKee and his officers in light of National Law Enforcement Appreciation Day. She stated her appreciation for all the hard work the officers perform each and every day. Mayor Carney also thanked Officer Flowers for teaching the 3rd grade class at Plain City Elementary School about seatbelt safety.

- Finance Director: Ms. Sonnett informed Council that she is working on finishing 2022 fiscal tasks and beginning 2023 tasks.
- Police Chief: Chief McKee updated Council on the new police cruiser that has been ordered and stated that it will hopefully arrive by December 2023.
- Village Administrator: Ms. Lupton stated that engineering proposals for the next phase of the Uptown Streetscape plan are in progress as well as proposals for the Maple Street bridge replacement. She said that staff has an economic development strategy meeting this Thursday. Lastly, she updated Council on the utility price increase that is going into effect soon and that residents should expect an increase of around \$2.50 per bill.
- Council President: Mr. Sintz stated that Council met last Wednesday for a work session which included the annual reorganization of Council committee representatives and the formation of Council's 2023 goals. Mr. Sintz also informed Council members that he is beginning a new initiative to connect with residents which will be called "Coffee with a Councilmember" and will take place on Friday mornings.
- Law Director: Nothing to report.
- Marketing & Communications: The next meeting is January 17th.
- BZA: Nothing to report.
- Planning & Zoning: The next meeting is January 18th. No applications have been submitted but there are several discussion items on the agenda.
- Parks & Recreation Committee: The next meeting is January 10th.
- Personnel & Finance/CIP: The next meeting is February 15th.
- Fire: Mr. Sintz went to his final Fire Board meeting last Thursday. He stated that run volume is up 15% overall and that the Fire Department has hired a new firefighter.
- Design Review Board: Nothing to report.

Public Hearing:

Motion: A Motion Certifying One CRA Application to the T&L Land and Cattle Company for the Property Located at 251 W. Main Street Pursuant to ORC 3735.671(A)(1).

Ms. Lupton informed Council that this motion is to send the application to the Board of Education for their review and approval. Once they have approved the application, it will then return to Council for a first and second reading. The applicant plans to make an investment of approximately \$625,000 with one full time employee and eight part time employees. The applicant hopes to begin work in February and, once finished, the location will be an event center. The applicant is requesting a 100% twelve-year tax abatement on the property.

Mr. Sintz motioned to certify the CRA application, seconded by Mr. Terry.

Mr. Terry stated that he would like to see these motions originate in the Economic Development Committee once that has been formed and implemented. He believes it will be best if that committee reviews these applications before they come to Council. Mr. Reed voiced his agreement.

Mr. Reed stated that he believes this motion should be tabled in the interest of having Council discuss it first. He believes that the parameters in the application need reviewed before sending it to the Board of Education. He stated his concern about the 100% tax abatement the applicant has requested as well as the overall rate of development taking place in the Village. He is also concerned with how CRA's are being used in the Village and feels that the intended use and function of CRA's are no longer valid within the Village. He would like to make a motion to send this to the Economic Development Committee first for their review and discussion. Mayor Carney stated that the Economic Development Committee has not been officially formed yet and that a motion and second has already been made by Mr. Sintz and Mr. Terry to certify the CRA. Mr. Reed responded that he feels that Council should either wait to certify this application or send it to the Personnel & Finance Committee in the meantime.

Mr. Reed maintains his subsidiary motion to send the CRA application to the Economic Development Committee for review and discussion. No second is made, the motion fails.

Mr. Terry said to Mr. Reed that he did not second his motion due to the timing implications his motion would have made. Mr. Terry stated that he agrees with the merits of Mr. Reed's motion but does not want to unnecessarily delay the Board of Education in their review. Mr. Terry stated that he believes that construction cannot take place until the CRA is approved. Mr. Reed said that is fairly confident the Ohio Revised Code recently changed to allow construction to start before the CRA is approved. He asked the Village Solicitor to verify that change.

During the Village Solicitor's research, Mayor Carney asked Ms. Ferguson her opinion on the matter at hand. Ms. Ferguson replied that she understands both sides of the situation but does not want to delay the Board of Education any longer than necessary.

Mr. Eudaily stated his understanding and agreement with both Mr. Reed and Mr. Terry. He does not want to delay the Board either. He voiced his agreement with Mr. Reed's comment about the perceived lack of benefits of this CRA to the Village.

Mr. Reed reminded Council members of the original intent of the CRA in that it is supposed to incentivize developers to build in depressed areas or areas where development have been traditionally discouraged. He does not believe the Uptown area fits that requirement.

The Village Solicitor, Mr. La Fayette, stated that he was not able to find the change at this time.

Mayor Carney asked Mr. Dreier to call roll for the original motion to certify the CRA made by Mr. Sintz and seconded by Mr. Terry. Five yeas and one nay from Mr. Reed.

Motion: Appointing Todd Boyer to Serve on the Design Review Board.

Mr. Terry motioned to appoint Todd Boyer to serve on the Design Review Board, seconded by Mr. Sintz. All in favor.

Motion: Appointing Robert Phillips to Serve on the Design Review Board.

Mr. Terry motioned to appoint Robert Phillips to serve on the Design Review Board, seconded by Mr. Sintz. All in favor.

Motion: Appointing Chad Smith to Serve on the Board of Zoning Appeals.

Mr. Terry motioned to appoint Chad Smith to serve on the Board of Zoning Appeals, seconded by Ms. Ferguson. All in favor.

Motion: Appointing Katie Khoury to Serve on the Parks & Recreation Committee.

Mr. Terry motioned to appoint Katie Khoury to serve on the Parks & Recreation Committee, seconded by Mr. Eudaily. All in favor.

Motion: Appointing Justin Giaimo to Serve on the Parks & Recreation Committee.

Mr. Terry motioned to appoint Justin Giaimo to serve on the Parks & Recreation Committee, seconded by Mr. Sintz. All in favor.

Old Business:

New Business:

1st Reading Resolution 01-2023: Authorizing the Execution of a Contract with Govdeals, Inc. For Internet-Based Auction Services for 2023.

Discussion Items:

Placement of Citizen Recognition Sign

Ms. Lupton stated that previously Council approved the placement of the citizen recognition sign and now the actual placement needs to be determined. She said that in the pre-meeting document packet were several pictures of the potential location of the new sign which would be along OH-161 near the Darby Station subdivision. She believes that there is plenty of room at the location for the proposed sign and potential future signs, if necessary. Mr. Terry said that he likes that proposed placement. Ms. Lupton thanked Council for their input and said that staff will move forward accordingly.

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

Mr. Rucker motioned to enter Executive Session at 6:54pm, seconded by Ms. Ferguson. All in favor.

Mr. Terry motioned to exit Executive Session at 7:08pm, seconded by Mr. Sintz. All in favor.

Adjourn

Mr. Terry motioned to adjourn, seconded by Mr. Sintz. Meeting adjourned at 7:08pm.