



COUNCIL AGENDA
October 9, 2023 at 6:30 PM
Council Chambers

Mayor: Jody Carney **Administrator:** Haley Lupton
Police Chief: Dale McKee **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: Pledge of Allegiance

Approvals: Agenda: Council Meeting – October 9, 2023
Minutes: Council Work Session – October 4, 2023

Proclamation: None.

Visitors: None.

Reports:

- Mayor
- Finance Director
- Police Chief
- Village Administrator
- Council President
- Law Director
- Communications and Marketing Advisory Committee
- Board of Zoning Appeals
- Planning & Zoning Commission
- Parks & Recreation Committee
- Tree Commission
- Personnel & Finance, CIP Committee
- Fire Board
- Design Review Board
- Economic Development Committee
- Rules Committee

Discussion Items:

- 2024 Budget Introduction
- Zoning Code Amendments

Public Hearing: ZC-23-1: Amendment of the Codified Ordinances, Chapter 1105 (Definitions) of Part Eleven of the Planning and Zoning Code

Public Hearing: ZC-23-2: Amendment of the Codified Ordinances, Addition of Chapter 1181 (Planned Unit Development) and the Removal of Chapters 1177, 1178, 1179, and 1180 of Part Eleven of the Planning and Zoning Code

Public Hearing: PZ-23-6: 0 US-42 (Parcel #04-00815.000); Rezoning of 3.26 +/- Acres from Community Business District ("B2") to Planned Unit Development ("PUD"); Applicant: Ramesh Vardha

Public Hearing: PZ-23-7: 0 US-42 (Parcel #04-00503.002); Rezoning of 4.89 +/- Acres from Restricted Industrial District ("I1") to Community Business District ("B2"); Applicant: Steven Bell

Motion: None.

Unfinished Business:

2nd Reading Ordinance 26-2023: Approving a 2023 Supplemental Budget Update

2nd Reading Ordinance 27-2023: Amending Chapter 913, Trees, of the Codified Ordinances of the Village of Plain City

2nd Reading Resolution 29-2023: Adopting the Economic Development Strategy

New Business:

1st Reading Ordinance 28-2023: Approving an Amendment of the Codified Ordinances, Chapter 1105 (Definitions) of Part Eleven of the Planning and Zoning Code

1st Reading Ordinance 29-2023: Approving an Amendment of the Codified Ordinances, Addition of Chapter 1181 (Planned Unit Development) and the Removal of Chapters 1177, 1178, 1179, and 1180 of Part Eleven of the Planning and Zoning Code

1st Reading Ordinance 30-2023: Rezoning of 3.26 +/- Acres at 0 US-42, Parcel #04-00815.000, from Community Business District ("B2") to Planned Unit Development ("PUD")

1st Reading Ordinance 31-2023: Rezoning of 4.89 +/- Acres at 0 US-42, Parcel #04-00503.002, from Restricted Industrial District ("I1") to Community Business District ("B2")

1st Reading Ordinance 32-2023: Providing for the Issuance and Sale of Unvoted General Obligation Notes in the Maximum Principal Amount of \$500,000, in Anticipation of the Issuance of Bonds, for the Purpose of Paying the Costs of Constructing Storm Water Improvements Along Noteman Road, Together With All Necessary Appurtenances Thereto, and Declaring an Emergency

Adjourn



COUNCIL WORK SESSION MINUTES **October 4, 2023 at 6:30 PM** **Council Chambers**

Mayor: Jody Carney **Administrator:** Haley Lupton
Police Chief: Dale McKee **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:

Mr. Sintz 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 Work Session – October 4, 2023

The October 4, 2023 agenda was approved by unanimous consent.

Minutes: Council Meeting – September 25, 2023

Mr. Rucker motioned to approve the September 25, 2023 minutes, seconded by Ms. Ferguson. Five yeas and one abstention from Mr. Eudaily.

Minutes: Special Council Meeting – September 27, 2023

Mr. Terry motioned to approve the September 27, 2023 minutes, seconded by Ms. Ferguson. Four yeas and two abstentions from Mr. Eudaily and Mr. Rucker.

Discussion Items: None.

Unfinished Business: None.

New Business:

Rules Committee Update:

Mr. Reed provided a status report of the progress the Rules Committee has made thus far and referenced the attached handout which included the current draft of the Rules of Council document. Mr. Reed provided explanation regarding the rules for commissions, boards, and committees and the delineation between those rules and the Rules of Council. He also provided information on the "motions" section and a general precedent of motions.

Organizational Assessment Results:

Mr. Terry provided a summarization of the results and recommendations from the organizational assessment report, including the discussion that took place at the Personnel & Finance, CIP Committee meeting. The report indicates that the highest priority is to fill the positions that would serve as a backup to the Director of Finance and Income Tax Administrator. Mr. Terry noted that the 2024 budget may not allow for both positions to be hired immediately.

Mr. Terry also provided information regarding the regionalization of the Village's sewer and water service and how that impacts current staffing in the Public Works Department. The Personnel & Finance, CIP Committee has discussed the situation and recommends retaining current employees and forgo hiring certain positions until the financial implications and workload from the regionalization are determined. Additionally, the current Utility Clerk will be moving into the Administrative Assistant position and the Utility Clerk position will no longer be necessary once the regionalization is finalized.

The Personnel & Finance, CIP Committee has formally recommended Council's approval of the 2024 budget, pending a few minor updates. Mr. Terry noted that the recommended minimum fund balance threshold is exceeded with the proposed budget, as specified by the Village's financial advisor.

Mr. Terry provided details on the Committee's recent discussion regarding the Mayor's proposed stipend for committee, commission, and board members. The Personnel & Finance, CIP Committee recommends implementing a member appreciation dinner in which members and their families would be invited. A subsequent recommendation from the Committee is to host a "job fair" event in January in which current members are available to answer questions from prospective members. Mr. Rucker supports the concept and said this aligns with Mr. Sintz's recent podcast series and other communication efforts. Mr. Sintz noted that it's important to have younger residents serve on these committees, commissions, and boards as well.

Discussion took place about whether certain Village departments will be overstaffed once the sewer and water regionalization is finalized. Additional discussion occurred in regards to the Communication Specialist position that was noted in the organizational assessment report. Mr. Terry reminded Council that the Personnel & Finance, CIP Committee's first priority and overall recommendation is to fill the positions that would serve as backup to the Director of Finance and Income Tax Administrator.

Policy & Procedure Manual Update:

Mr. Dreier, the Clerk of Council, referenced the attached table of contents outline which depicts the currently adopted and enacted policies and procedures. He added that work is ongoing to draft additional policies and procedures.

Note for Noteman Road Stormwater Update:

Ms. Sonnett, the Director of Finance, explained the existing situation regarding the Noteman Road Stormwater Project and the necessity for note legislation. Such legislation will be on Council's agenda for the October 9, 2023 meeting. Mr. Terry stated that he supports this option and trusts that staff is making the best decision. Council agreed with Mr. Terry's comments.

Adjourn:

Mr. Rucker motioned to adjourn, seconded by Mr. Eudaily. Meeting adjourned at 7:11pm.



AUGUST 29, 2023

TO: *MARYSVILLE JOURNAL-TRIBUNE*
FROM: DEREK HUTCHINSON, VILLAGE PLANNER
VILLAGE OF PLAIN CITY
SUBJECT: LEGAL NOTICE BELOW, FOR ONE-TIME PUBLICATION

PUBLIC NOTICE

PUBLIC HEARING TO BE HELD BEFORE THE VILLAGE OF PLAIN CITY COUNCIL, ON MONDAY, OCTOBER 9, 2023 AT 6:30 P.M., IN COUNCIL CHAMBERS, MUNICIPAL BUILDING, 800 VILLAGE BLVD., PLAIN CITY, OHIO; AMENDING CODIFIED ORDINANCE 1105 (DEFINITIONS) OF PART ELEVEN OF THE PLANNING AND ZONING CODE (APPLICATION ZC-23-1).

DEREK HUTCHINSON
VILLAGE PLANNER
VILLAGE OF PLAIN CITY



AUGUST 29, 2023

TO: *MARYSVILLE JOURNAL-TRIBUNE*
FROM: DEREK HUTCHINSON, VILLAGE PLANNER
VILLAGE OF PLAIN CITY
SUBJECT: LEGAL NOTICE BELOW, FOR ONE-TIME PUBLICATION

PUBLIC NOTICE

PUBLIC HEARING TO BE HELD BEFORE THE VILLAGE OF PLAIN CITY COUNCIL, ON MONDAY, OCTOBER 9, 2023 AT 6:30 P.M., IN COUNCIL CHAMBERS, MUNICIPAL BUILDING, 800 VILLAGE BLVD., PLAIN CITY, OHIO; AMENDING CODIFIED ORDINANCE, ADDITION OF CHAPTER 1181 (PLANNED UNIT DEVELOPMENT) AND THE REMOVAL OF CHAPTERS 1177, 1178, 1179, AND 1180 OF PART ELEVEN OF THE PLANNING AND ZONING CODE (APPLICATION ZC-23-2).

DEREK HUTCHINSON
VILLAGE PLANNER
VILLAGE OF PLAIN CITY



AUGUST 29, 2023

TO: MARYSVILLE JOURNAL-TRIBUNE
FROM: DEREK HUTCHINSON, VILLAGE PLANNER
VILLAGE OF PLAIN CITY
SUBJECT: LEGAL NOTICE BELOW, FOR ONE-TIME PUBLICATION

PUBLIC NOTICE

PUBLIC HEARING TO BE HELD BEFORE THE VILLAGE OF PLAIN CITY COUNCIL, ON MONDAY, OCTOBER 9, 2023 AT 6:30 P.M., IN COUNCIL CHAMBERS, MUNICIPAL BUILDING, 800 VILLAGE BLVD., PLAIN CITY, OHIO; REZONING A TOTAL OF 3.26 +/- ACRES ALONG THE EAST SIDE OF US-42, APPROXIMATELY 0.21 MILES SOUTH OF THE INTERSECTION OF US-42 AND WEST AVENUE (PARCEL #04-00815.000 AS IDENTIFIED BY THE MADISON COUNTY AUDITOR'S OFFICE) FROM COMMUNITY BUSINESS DISTRICT ("B2") TO PLANNED UNIT DEVELOPMENT ("PUD"), APPLICANT: RAMESH VARDHA (APPLICATION PZ-23-6).

DEREK HUTCHINSON
VILLAGE PLANNER
VILLAGE OF PLAIN CITY



August 29, 2023

To Whom It May Concern,

This letter is being written to you because your property is within 250 feet of the property located at 0 US-42. Parcel #04-00815.000. This official notice is required by Section 1136.03 of the Village's Codified Ordinances.

The Village of Plain City's Council will hold a public hearing for the following:

1. PZ-23-6: 0 US-42 (Parcel #04-00815.000); Rezoning of 3.26 +/- acres along the east side of US-42, approximately 0.21 miles south of the intersection of US-42 and West Avenue, from Community Business District ("B2") to Planned Unit Development ("PUD"). (Public Hearing)

**The meeting will be Monday, October 9, 2023 at 6:30 PM in Council Chambers
800 Village Blvd., Plain City, OH 43064**

The application documents and details for this meeting can be found on www.plain-city.com under the *Government* tab on the home page. If you have any questions, feel free to contact me.

Respectfully,

Derek Hutchinson
Village Planner

Name	Street Address	City, State, Zip
PROPERTY OWNER	10700 US 42 S	PLAIN CITY, OH 43064
PROPERTY OWNER	10750 US 42	PLAIN CITY, OH 43064
PROPERTY OWNER	10779 US 42	PLAIN CITY, OH 43064
PROPERTY OWNER	1491 POLARIS PARKWAY SUITE 384	COLUMBUS, OH 43240
PROPERTY OWNER	1667 GALLEON BLVD	HILLIARD, OH 43026
PROPERTY OWNER	2700 EAST DUBLIN GRANVILLE RD SUITE 3	COLUMBUS, OH 43231
PROPERTY OWNER	445 S JEFFERSON AVE	PLAIN CITY, OH 43064
PROPERTY OWNER	5317 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5319 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5321 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5323 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5324 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5325 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5327 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5329 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5330 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5331 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5332 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5333 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5334 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5335 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	5336 COOPER LN	PLAIN CITY, OH 43064
PROPERTY OWNER	6403 DICKENS LN	PLAIN CITY, OH 43064
PROPERTY OWNER	6405 DICKENS LN	PLAIN CITY, OH 43064
PROPERTY OWNER	6410 DICKENS LN	PLAIN CITY, OH 43064
PROPERTY OWNER	6412 DICKENS LN	PLAIN CITY, OH 43064
PROPERTY OWNER	7850 CONVERSE HUFF RD	PLAIN CITY, OH 43064
PROPERTY OWNER	900 VILLAGE BLVD	PLAIN CITY, OH 43064
PROPERTY OWNER	PO BOX 158	WALNUT CREEK, OH 44687

02-00385.000

04-00815.004

04-00815.002

04-00815.040

02-00073.000

04-00815.098

04-00815.008

02-00001.000

04-00815.041

02-00073.000

04-00815.044

04-00815.009

04-00815.001

04-00163.000

04-00815.043

04-00815.091

35-00005.000

04-00815.092

04-00815.000

04-00815.005

02-00186.000

04-00640.000

04-00815.007

04-00815.006

04-00815.088

02-00185.000

04-00815.010

04-00815.003

04-00815.089

04-00166.001

04-00815.042

04-00815.090



AUGUST 29, 2023

TO: MARYSVILLE JOURNAL-TRIBUNE
FROM: DEREK HUTCHINSON, VILLAGE PLANNER
VILLAGE OF PLAIN CITY
SUBJECT: LEGAL NOTICE BELOW, FOR ONE-TIME PUBLICATION

PUBLIC NOTICE

PUBLIC HEARING TO BE HELD BEFORE THE VILLAGE OF PLAIN CITY COUNCIL, ON MONDAY, OCTOBER 9, 2023 AT 6:30 P.M., IN COUNCIL CHAMBERS, MUNICIPAL BUILDING, 800 VILLAGE BLVD., PLAIN CITY, OHIO; REZONING A TOTAL OF 4.89 +/- ACRES ALONG THE EAST SIDE OF US-42, APPROXIMATELY 0.19 MILES SOUTH OF THE INTERSECTION OF US-42 AND OH-161 AND 0.24 MILES EAST OF US-42 (PARCEL #04-00503.002 AS IDENTIFIED BY THE MADISON COUNTY AUDITOR'S OFFICE) FROM RESTRICTED INDUSTRIAL DISTRICT ("I1") TO COMMUNITY BUSINESS DISTRICT ("B2"), APPLICANT: STEVEN BELL (APPLICATION PZ-23-7).

DEREK HUTCHINSON
VILLAGE PLANNER
VILLAGE OF PLAIN CITY



August 29, 2023

To Whom It May Concern,

This letter is being written to you because your property is within 250 feet of the property located at 0 US-42. Parcel #04-00503.002. This official notice is required by Section 1136.03 of the Village's Codified Ordinances.

The Village of Plain City's Council will hold a public hearing for the following:

1. PZ-23-7: 0 US-42 (Parcel #04-00503.002); Rezoning of 4.89 +/- acres along the east side of US-42, approximately 0.19 miles south of the intersection of US-42 and OH-161 and 0.24 miles east of US-42, from Restricted Industrial District ("I1") to Community Business District ("B2"). (Public Hearing)

**The meeting will be Monday, October 9, 2023 at 6:30 PM in Council Chambers
800 Village Blvd., Plain City, OH 43064**

The application documents and details for this meeting can be found on www.plain-city.com under the *Government* tab on the home page. If you have any questions, feel free to contact me.

Respectfully,

Derek Hutchinson
Village Planner

Name	Street Address	City, State, Zip
PROPERTY OWNER	135 GUY ST	PLAIN CITY, OH 43064
PROPERTY OWNER	351 W BIGELOW	PLAIN CITY, OH 43064
PROPERTY OWNER	371 BIGELOW AVE	PLAIN CITY, OH 43064
PROPERTY OWNER	377 W BIGELOW AVE	PLAIN CITY, OH 43064
PROPERTY OWNER	420 GAY ST	PLAIN CITY, OH 43064
PROPERTY OWNER	8500 RAUSCH DRIVE	PLAIN CITY, OH 43064
PROPERTY OWNER	9990 US HIGHWAY 42 S	PLAIN CITY, OH 43064
PROPERTY OWNER	PO BOX 6	PLAIN CITY, OH 43064
PROPERTY OWNER	PO BOX 66	PLAIN CITY, OH 43064

04-00253.000
04-00078.000
04-00810.000
88-88888.888
04-00101.000
04-00336.000
04-00503.001
04-00504.001
04-00101.000
04-00376.000
04-00503.002
04-00434.000
04-00627.000
04-00230.000
04-00434.000
04-00808.000
04-00471.000
04-00230.000
04-00804.001
04-00511.000
04-00230.000



MEMORANDUM

To: Members of the Village of Plain City Council

From: Haley Lupton, Village Administrator

Date: October 5, 2023

RE: Ordinance 26-2023: Approving a 2023 Supplemental Budget Update

Background:

The Village of Plain City staff has determined the need to update the 2023 operating budget. The most recently approved supplemental budget was passed on September 11, 2023 in the form of Ordinance 19-2023. The primary changes to be reflected in the proposed supplemental budget are:

- Initiating the transfer of funds to the Mid-Ohio Water and Sewer District.
- Retaining a small percentage of funds to pay remaining encumbrances.

Another supplemental budget will be proposed at the end of 2023 to finalize certain accounts.

Objective:

To approve a supplemental budget update to the Village of Plain City 2023 operating budget.

Recommendation:

Staff recommends Council approve Ordinance 26-2023 at the second reading on October 9, 2023.

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SUPPLEMENTAL APPROPRIATION OF FUNDS AND AMENDMENTS TO THE VILLAGE OF PLAIN CITY 2023 BUDGET

WHEREAS, it is incumbent upon the Village of Plain City Council to provide appropriations for the current expenses and other expenditures of the Village; and

WHEREAS, the Village previously passed an operating and capital improvement budget for 2023 based on estimated revenues and expenses from 2022; and

WHEREAS, the Village desires to amend the previously approved annual appropriation of funds and 2023 budget in order to provide adequate funding for certain projects and programs identified by the Village as detailed in Exhibit "A" attached hereto and incorporated by reference herein; and

WHEREAS, the Village Council has determined that the appropriations are appropriate and necessary to ensure the proper operation of the Village and make necessary capital improvement investments in the community.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

Section 1. That the sum of 45 Million, 142 Thousand, 226 Dollars and 22 Cents (\$45,142,226.22) is necessary to be appropriated to meet the fiscal obligations of the Village of Plain City for fiscal year 2023 and such sums are hereby set aside and appropriated in accordance with the attached operating and capital improvement plan budgets referenced as Exhibit "A" attached hereto and incorporated by reference herein.

Section 2. That the Village Finance Director is hereby authorized and directed to make such appropriations and distribute funds in accordance with Section 1 above.

Section 3. This Ordinance shall be effective from and after the earliest period provided by law.

Passed: _____, 2023.

Attest: _____
Clerk of Council

Mayor

First reading: _____, 2023.

Vote: ___yea ___nay ___abstain

Second reading: _____, 2023.

Vote: ___yea ___nay ___abstain

Certificate of Publication

The undersigned, being Clerk of Council of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 4.15 of the Codified Ordinances. The posting was done from _____, 2023 to _____, 2023 at the Office of the Clerk of Council located at 800 Village Boulevard; all being in the Village of Plain City, Ohio and the Village of Plain City Website at www.plain-city.com.

Date: _____, 2023

Clerk of Council

**2023 Budget
Summary Fund Analysis**

<u>Account Number</u>	<u>Fund Name</u>	<u>Estimated Balance 1/1/2023</u>	<u>2023 Budgeted Income</u>	<u>2023 Budgeted Expenses</u>	<u>Estimated Ending Balance 12/31/2023</u>
1000.000.1000	General	\$ 2,122,686.20	\$ 4,027,680.00	\$ 4,196,056.00	\$ 1,954,310.20
2011.000.1000	Street Construction and Repair	\$ 268,957.31	\$ 215,000.00	\$ 460,620.00	\$ 23,337.31
2012.000.1000	Right-of-Way Fund	\$ 55,323.12	\$ 10,000.00	\$ -	\$ 65,323.12
2021.000.1000	State Highway	\$ 33,704.11	\$ 18,000.00	\$ 10,000.00	\$ 41,704.11
2041.000.1000	Municipal Park and Playground	\$ 204.41	\$ -	\$ -	\$ 204.41
2042.000.1000	Parks Operating	\$ 294,265.60	\$ 318,000.00	\$ 280,190.00	\$ 332,075.60
2043.000.1000	Recreation Operating	\$ 81,898.20	\$ 141,000.00	\$ 172,567.00	\$ 50,331.20
2044.000.1000	Park Fee	\$ 4,210.00	\$ 50,000.00	\$ -	\$ 54,210.00
2061.000.1000	Continuing Professional Training	\$ 7,069.44	\$ -	\$ -	\$ 7,069.44
	OPWC Project CT37V/CT38V	\$ -	\$ -	\$ -	\$ -
2064.000.1000	OPWC Project - Gay Street	\$ 75,823.86	\$ -	\$ 75,823.86	\$ -
2081.000.1000	Drug Law Enforcement	\$ 11,197.83	\$ -	\$ -	\$ 11,197.83
2082.000.1000	Opioid Settlement	\$ 885.86	\$ -	\$ -	\$ 885.86
2101.000.1000	Permissive Motor Vehicle License Tax	\$ 32,818.20	\$ 35,000.00	\$ 15,000.00	\$ 52,818.20
2131.000.1000	Police	\$ 303,473.71	\$ 1,376,000.00	\$ 1,678,003.46	\$ 1,470.25
2901.000.1000	Clock	\$ 4,785.50	\$ -	\$ -	\$ 4,785.50
3101.000.1000	Pool Bond Retirement	\$ 82,407.58	\$ 130,300.00	\$ 130,300.00	\$ 82,407.58
3102.000.1000	Municipal Bond Retirement Fund	\$ -	\$ 317,925.00	\$ 317,925.00	\$ -
3405.000.1000	Municipal Note Retirement Fund	\$ 4,893.68	\$ 1,500,000.00	\$ 1,500,000.00	\$ 4,893.68
3901.000.1000	OPWC Debt Retirement Fund - Maple & GayStreet	\$ 24,049.55	\$ 15,725.00	\$ 39,775.00	\$ (0.45)
3401.000.1000	Municipal Debt Retirement Fund	\$ 8,712.61	\$ -	\$ 8,712.61	\$ -
3902.000.1000	OEPA NE Quadrant Debt Retirement Fund	\$ -	\$ 59,000.00	\$ 59,000.00	\$ -
2903.000.1000	Community Reinvestment Area	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
4903.000.1000	Capital Improvement/0.5% Income Tax	\$ 1,400,101.38	\$ 1,252,350.00	\$ 1,886,000.00	\$ 766,451.38
4904.000.1000	Municipal Facilities-Sewer Plant Exp	\$ 10,190,942.05	\$ 11,894,354.00	\$ 21,992,989.70	\$ 92,306.35
4905.000.1000	Street Capital	\$ 356,020.19	\$ 1,677,133.50	\$ 1,914,930.50	\$ 118,223.19
4906.000.1000	Parks Capital	\$ 233,008.55	\$ 632,446.00	\$ 847,000.00	\$ 18,454.55
4907.000.1000	Vehicle and Equipment	\$ 177,366.94	\$ 181,000.00	\$ 329,500.00	\$ 28,866.94
4908.000.1000	Infrastructure Agreement - Darby Fields	\$ 517,914.10	\$ -	\$ -	\$ 517,914.10
4951.000.1000	Park Trust	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
5101.000.1000	Water Operating	\$ 697,831.04	\$ 766,000.00	\$ 1,336,900.00	\$ 126,931.04
5102.000.1000	Water Capital	\$ 1,726,655.29	\$ 1,222,680.00	\$ 2,093,180.00	\$ 856,155.29
5201.000.1000	Sewer Operating	\$ 688,199.39	\$ 850,000.00	\$ 1,568,217.83	\$ (30,018.44)
5202.000.1000	Sewer Capital	\$ 2,274,377.48	\$ 3,127,381.50	\$ 3,733,256.50	\$ 1,668,502.48
5501.000.1000	Swimming Pool	\$ 97,780.45	\$ 238,000.00	\$ 300,540.00	\$ 35,240.45
	Water Debt Retirement	\$ -	\$ -	\$ -	\$ -
	Sewer Debt Retirement	\$ -	\$ -	\$ -	\$ -
5741.000.1000	Enterprise Debt Service Reserve	\$ 70,435.70	\$ 115,000.00	\$ 165,000.00	\$ 20,435.70
5781.000.1000	Enterprise Deposit	\$ 738.76	\$ -	\$ 738.76	\$ -
4910.000.1000	Roadway-Impact Fee	\$ -	\$ 100,950.00	\$ -	\$ 100,950.00
4911.000.1000	Sanitary Sewer-Impact Fee	\$ 34,056.60	\$ -	\$ -	\$ 34,056.60
4912.000.1000	Public Safety-Impact Fee	\$ 6,789.00	\$ -	\$ -	\$ 6,789.00
9000.000.10000	Payroll Clearing Account	\$ (14,311.11)	\$ -	\$ -	\$ (14,311.11)
2051.000.1000	American Rescue Plan Act Fund	\$ 126,203.00	\$ -	\$ 30,000.00	\$ 96,203.00
Total		\$ 22,007,975.58	\$ 30,270,925.00	\$ 45,142,226.22	\$ 7,136,674.36

0

Transfer 75% to District
Transfer 75% to District
Transfer 75% to District
Transfer 75% to District
Transfer YTD balance to District
Transfer YTD balance to District

General Fund - Administration

		Beginning Balance		2023 Budget	
		Encumbrances (PO Carryover)			
		Balance Budget [Unencumbered]			
		2022 Budget		2022 End Balance	
Salaries and Benefits					
1000.710.100.0000	Regular Wages	\$	590,000.00	\$	627,980.00
1000.710.211.0000	Retirement Contributions (OPERS)	\$	82,600.00	\$	81,500.00
1000.710.212.0000	Social Security			\$	3,600.00
1000.710.213.0000	Medicare			\$	11,220.00
1000.710.220.0000	Health Benefits	\$	162,249.17	\$	179,000.00
1000.710.139.0000	Tuition Reimbursement	\$	10,000.00	\$	10,000.00
	Leave Buyout			TBD	
	Total	\$	844,849.17	\$	913,300.00
Supplies and Materials					
1000.710.400.0000	Furnishings/misc.	\$	7,500.00	\$	7,500.00
	Postage	\$	8,000.00	\$	9,000.00
	General supplies and materials	\$	45,000.00	\$	45,000.00
	Office supplies and materials	\$	18,000.00	\$	18,000.00
	Annual report	\$	1,000.00	\$	1,000.00
	Facilities (Lightbulbs, Filters, grout cleaning)	\$	-	\$	3,000.00
	ADA button Front Entrance	\$	-	\$	6,000.00
	Employee appreciation	\$	-	\$	2,000.00
	Conference room supplies/water/coffee	\$	1,500.00	\$	1,500.00
	Flags for Downtown	\$	1,600.00	\$	1,600.00
	Total	\$	82,600.00	\$	94,600.00
Contractual					
1000.710.300.0000	Scanning Document Project			\$	10,000.00
	Shred It Day			\$	10,000.00
	Postage Meter lease	\$	1,000.00	\$	3,000.00
	Copier	\$	4,500.00	\$	4,500.00
	IT services	\$	60,000.00	\$	35,000.00
	Facilities contracts/services	\$	10,000.00	\$	12,500.00
	Liability Insurance	\$	9,500.00	\$	20,000.00
	Prosecution	\$	22,500.00	\$	22,500.00
	Software Licenses	\$	40,000.00	\$	40,000.00
	Walter Drane	\$	4,000.00	\$	6,000.00
	Madison County CIC	\$	2,056.00	\$	2,056.00
	Verizon (iPad's)	\$	4,000.00	\$	4,000.00
	Website Hosting & Updates			\$	3,600.00
	AutoCAD	\$	2,500.00	\$	-
	Phone reimbursement	\$	4,000.00	\$	4,000.00
	Utilities	\$	30,000.00	\$	30,000.00
	Election Costs	\$	-	\$	-
1000.790.500.0000	Public Works Building	\$	600,000.00	\$	-
	Community Support	\$	20,000.00	\$	-
	Total	\$	2,004,056.00	\$	207,156.00
All other General Funds					
1000.790.510.0000	Land Acquisition	\$	150,000.00	\$	350,000.00
1000.755.400.0000	Income Tax Refund	\$	80,000.00	\$	100,000.00
1000.740.344.0000	Auditor Collection Fees	\$	7,500.00	\$	7,500.00
1000.745.342.0000	Audit Fees	\$	15,000.00	\$	15,000.00
1000.512.311.0000	Electricity	\$	50,000.00	\$	60,000.00
1000.710.340.0000	Consultant Services	\$	250,000.00	\$	300,000.00
1000.562.300.0000	Refuse Contract	\$	325,000.00	\$	400,000.00
1000.710.346.0000	Engineer development inspection fees	\$	410,000.00	\$	550,000.00
1000.710.341.0000	Legal	\$	110,000.00	\$	120,000.00
1000.710.650.0000	Contributions to Community Events	\$	5,000.00	\$	20,000.00
1000.710.390.0000	Professional memberships (OCMA, ICMA)	\$	14,500.00	\$	20,000.00
1000.710.348.0000	Travel to conferences (OCMA, ICMA)	\$	15,000.00	\$	6,500.00
1000.910.910.0000	Transfers-out	\$	1,115,000.00	\$	1,032,000.00
	Total	\$	1,282,000.00	\$	2,981,000.00
<i>List of funds and amounts</i>					
	V&E	\$	75,000.00	\$	75,000.00
	Street Fund	\$	135,000.00	\$	-
	Park Fund	\$	-	\$	-
	Police Fund	\$	840,000.00	\$	785,000.00
	Recreation Fund	\$	110,000.00	\$	112,000.00
	Pool Fund	\$	30,000.00	\$	60,000.00
	Total Expenses	\$	4,213,505.17	\$	4,196,056.00

General Fund Revenue		1000.000.1000		2022 Budget	2022 Estimate	2023 Budget	
Beginning Balance				\$ 3,010,101.86		\$ 2,122,686.20	
Revenue							
			Local Taxes				
1000	130.0000		Income Tax 1%	\$ 2,397,000.00		\$ 2,530,000.00	
1000	110.0000		Property Tax	\$ 105,000.00		\$ 146,930.00	NEW UNITS TO BE BUILT - estimated property tax increases
1000	220.0000		Cigarette Tax	\$ -		\$ 150.00	
1000	231.0000		Rollback/Homestead Property Tax	\$ -		\$ 15,000.00	
1000	390.0000		Special Assessments	\$ -		\$ 1,000.00	
Total				\$ 2,502,000.00		\$ 2,693,080.00	
			Intergovernmental				
1000	211.0000		Local Government	\$ 70,000.00		\$ 100,000.00	
			County Sources	\$ -		\$ -	
Total				\$ 70,000.00	\$ -	\$ 100,000.00	
			Charges for Service				
1000	622.0502		Inspection Services (Pass through)	\$ -		\$ -	
			Public Works/Zoning/Police	\$ 400,000.00		\$ -	
1000	514.0000		Trash	\$ 325,000.00		\$ 400,000.00	
			Event Registration	\$ -		\$ 1,000.00	
Total				\$ 725,000.00		\$ 401,000.00	
			Rental Income				
1000	811		231 Friend & 134 Church	\$ 21,600.00		\$ 21,600.00	
Total				\$ 21,600.00		\$ 21,600.00	
			Fines, Licenses, and Permits				
1000	224.0000		Liquor Permits	\$ -		\$ 4,000.00	
1000	621.0000		Zoning Permits	\$ -		\$ 25,000.00	
1000	621.0500		Plan Review Fees	\$ -		\$ 20,000.00	
1000	621.0501		Work Permits	\$ -		\$ -	
1000	622.0000		Construction Inspection Fees	\$ -		\$ 510,000.00	Reflect additional Inspection fees collected
			Permits	\$ 25,000.00		\$ -	
1000	612.0000		Union County Court Fines	\$ -		\$ 4,000.00	
1000	612.0200		Madison County Court Fines	\$ 10,000.00		\$ 6,000.00	
1000	625.0000		Cable Franchise Fees	\$ 25,000.00		\$ 25,000.00	
1000	690.0000		Parking Fees	\$ -		\$ -	
Total				\$ 60,000.00		\$ 594,000.00	
			Investment Earnings				
1000	701.0000			\$ 10,000.00		\$ 200,000.00	Increased Interest Income
Total				\$ 10,000.00		\$ 200,000.00	
			Miscellaneous Revenue				
1000	891.0000		Misc	\$ 18,000.00		\$ 18,000.00	
			Transfers & Advances-in	\$ -		\$ -	
Total				\$ 18,000.00		\$ 18,000.00	
Total Revenue				\$ 3,406,600.00		\$ 4,027,680.00	
Total Expenditures				\$ 4,213,505.17		\$ 4,196,056.00	\$ (168,376.00)
Ending Balance				\$ 2,203,196.69		\$ 1,954,310.20	

Major Operating Funds

Street Fund

State Highway Fund

Permissive Fund

Parks Fund

Recreation Fund

Pool Fund

Water Operations Fund

Sewer Operations Fund

Police Fund

Street Fund 2011.000.1000

			2022 Budget	2023 Budget
Beginning Balance			\$ 232,500.96	\$ 268,957.31
Revenue				
	Intergovernmental			
2011.225.0000		Gas Tax	\$ 180,000.00	\$ 190,000.00
2011.226.0000		License Tax	\$ 20,000.00	\$ 25,000.00
		State Sources	\$ -	\$ -
		Charges for Services	\$ -	\$ -
Total			\$ 200,000.00	\$ 215,000.00
	Miscellaneous			
2011.891.0000		Miscellaneous	\$ -	\$ -
2011.931.0000		Transfers-in	\$ 135,000.00	\$ -
2011.961.0000		Sale of Fixed Assets	\$ -	\$ -
Total			\$ 135,000.00	\$ -
Total Revenue			\$ 335,000.00	\$ 215,000.00
Total Expenditures			\$ 446,409.21	\$ 460,620.00
Ending Balance				\$ 23,337.31

Street Fund

2011.000.1000

		2022 Budget	2022 Estimate	2023 Budget
	Salaries and Benefits			
2011.620.100.0000	Regular Wages	\$ 160,000.00		\$ 164,000.00
	Part-time Wages	\$ 12,000.00		\$ 12,000.00
2011.620.220.0000	HSA Contribution	\$ -		\$ 7,500.00
2011.620.211.0000	Retirement Contributions	\$ 24,080.00		\$ 23,000.00
2011.620.220.0000	Health Insurance	\$ 62,109.21		\$ 45,000.00
2011.620.213.0000	Medicare	\$ -		\$ 2,500.00
	Total	\$ 258,189.21	\$ -	\$ 254,000.00
	Contractual Services			
2011.620.300.0000	WiFi	\$ 1,500.00		\$ 1,500.00
	BWC	\$ 2,000.00		\$ 2,000.00
	Columbia Gas	\$ 4,000.00		\$ 5,000.00
	Insurance	\$ 6,000.00		\$ 6,000.00
	Ohio Edison	\$ 5,000.00		\$ 5,000.00
	Memberships (APWA, OPWA, Dude Solutions)	\$ 600.00		\$ 1,000.00
	Phone reimbursement	\$ 1,920.00		\$ 1,920.00
	Verizon (iPad)	\$ 800.00		\$ 800.00
	Arc GIS	\$ 1,000.00		\$ 1,000.00
	Total	\$ 22,820.00	\$ -	\$ 24,220.00
	Supplies and Materials - Street Maintenance			
2011.620.400.0000	Pavement maintenance	\$ 45,000.00		\$ 45,000.00
	Emergency Repairs	\$ 40,000.00		\$ 40,000.00
	Pavement markings	\$ 1,000.00		\$ 1,000.00
	Road salt	\$ 5,000.00		\$ 5,000.00
	Street signage	\$ 3,000.00		\$ 3,000.00
	Gravel	\$ 6,500.00		\$ 6,500.00
	Mosquito control products	\$ 8,400.00		\$ 8,400.00
	Uniforms	\$ 2,600.00		\$ 2,600.00
	Street tree removal	\$ 4,000.00		\$ 4,000.00
	PPE	\$ 1,500.00		\$ 1,500.00
	Total	\$ 117,000.00	\$ -	\$ 117,000.00
2011.620.400.0001	Vehicle Maintenance			
	Licenses and Certifications	\$ 400.00		\$ 400.00
	Vehicle maintenance	\$ 10,000.00		\$ 10,000.00
	Plow repair parts	\$ 3,000.00		\$ 3,000.00
	Fuel	\$ 18,000.00		\$ 20,000.00
	Total	\$ 31,400.00	\$ -	\$ 33,400.00
2011.620.348.0000	Training & Travel	\$ 2,000.00		\$ 2,000.00
	Total	\$ 2,000.00	\$ -	\$ 2,000.00
2011.620.520.0000	Capital Equipment - Depreciation (Transfer to V&E)	\$ 15,000.00		\$ 30,000.00
	Total	\$ 15,000.00	\$ -	\$ 30,000.00
2011.910.910.0000	Transfers Out		0	
	Total Budget - Street	\$ 446,409.21	\$ -	\$ 460,620.00

State Highway Fund 2021.000.1000

		2022 Budget		2023 Budget		Actual End of 22 Balance
Beginning Balance		\$	25,991.28	\$	33,704.11	
Revenue						
Intergovernmental						
2021.225.0000	Gas Tax	\$	-	\$	15,000.00	
2021.226.0000	License Tax	\$	-	\$	3,000.00	
	State Sources	\$	14,000.00	\$	-	
Total		\$	14,000.00	\$	-	\$ 18,000.00
Miscellaneous						
	Miscellaneous	\$	-			
	Transfers-in	\$	-			
Total		\$	-	\$	-	\$ -
Total Revenue		\$	28,000.00	\$	18,000.00	
Total Expenditures		\$	20,000.00	\$	10,000.00	
Ending Balance		\$	33,991.28	\$	41,704.11	

State Highway Fund

		2022 Budget	2022 Estimate	2023 Budget
2021.620.400.0000	Supplies and Materials			
	Road Salt	\$ 6,000.00		\$ 6,000.00
	Road Signage	\$ 2,000.00		\$ 2,000.00
	Pavement Markings	\$ 2,000.00		\$ 2,000.00
	Traffic Signal Upgrades	\$ -		\$ -
	Total	\$ 10,000.00	\$ -	\$ 10,000.00
221.910.910.0000	Transfer to Street Capital	\$ 10,000.00		
	Total Budget - State Highway	\$ 20,000.00	\$ -	\$ 10,000.00

Permissive Fund 2101.000.1000

		2022 Budget	2022 Estimate	2023 Budget
Beginning Balance		\$ 31,377.44		\$ 32,818.20
Revenue				
	Intergovernmental			
	State Sources	\$ 35,000.00		\$ 35,000.00
	Total	\$ 35,000.00	\$ -	\$ 35,000.00
	Miscellaneous			
	Miscellaneous	\$ -		
	Transfers-in	\$ -		
	Total	\$ -	\$ -	\$ -
	Total Revenue	\$ 35,000.00	\$ -	\$ 35,000.00
	Total Expenditures	\$ 37,500.00		\$ 15,000.00
Ending Balance		\$ 28,877.44		\$ 52,818.20

Permissive Fund

2022 Budget 2022 Estimate 2023 Budget

Supplies and Materials

Road Salt	\$ 15,000.00		\$ 15,000.00
Roadway Improvements	\$ -		
Transfer to Street Capital	\$ 22,500.00		holding off for now
Total Budget - Permissive	\$ 37,500.00	\$ -	\$ 15,000.00

Park Fund

2042.000.1000

		2022 Budget	2022 Estimate	2023 Budget
Beginning Balance		\$ 242,913.59		\$ 294,265.60
Revenue				
<i>Charges for Service</i>		\$ 245,000.00		
2042.523.0000	Camping Fees			\$ 300,000.00
2042.529.0000	Dump Fees			\$ 2,000.00
	Madison Meadows Rentals			\$ 1,000.00
	Church St Rentals			\$ 1,000.00
2042.529.0400	Youth Building Rentals			\$ 2,000.00
2042.529.0401	Park Rentals			\$ 10,000.00
2042.529.0402	Camp Store			\$ 2,000.00
Total		\$ 245,000.00	\$ -	\$ 318,000.00
Miscellaneous				
2042.891.0000	Miscellaneous			
2042.931.0000	Transfers-in			
2042.701.0000	Interest	\$ -		
Total		\$ -	\$ -	\$ -
Total Revenue		\$ 245,000.00		\$ 318,000.00
Total Expenditures		\$ 250,950.00		\$ 280,190.00
Ending Balance		\$ 236,963.59	\$ -	\$ 332,075.60

Park Fund

2042.000.1000			2022 Budget	2022 Estimate	2023 Budget
		Salaries and Benefits			
2042	320.100.0000	Regular Wages	\$ 84,000.00		\$ 87,500.00
2042	320.100.0000	Part-time Wages	\$ -		\$ 7,000.00
2042	320.211.0000	Retirement Contributions	\$ 11,760.00		\$ 12,500.00
2042	320.220.0000	HSA Contribution			\$ 3,000.00
2042	320.220.0000	Health Insurance			\$ 15,000.00
2042	320.213.0000	Medicare	\$ 26,300.00		\$ 1,300.00
		Total	\$ 122,060.00	\$ -	\$ 126,300.00
		Contractual			
2042	320.300.0000	Columbia Gas	\$ 4,000.00		\$ 4,000.00
		Internet/WiFi	\$ 5,000.00		\$ 5,000.00
		Ohio Edison	\$ 60,000.00		\$ 60,000.00
		Phone reimbursement	\$ 960.00		\$ 960.00
		Portable Restrooms	\$ 10,000.00		\$ 10,000.00
		Campground licensing	\$ 430.00		\$ 430.00
		Electrical Repairs	\$ 5,000.00		\$ 5,000.00
		Total	\$ 85,390.00	\$ -	\$ 85,390.00
		Supplies and Materials			
2042	320.400.0000	Janitorial supplies	\$ 2,000.00		\$ 2,000.00
		Inventory for camp store	\$ 1,500.00		\$ 2,000.00
		Marketing	\$ 2,000.00		\$ 2,000.00
		Other Supplies/Repairs	\$ 4,500.00		\$ 4,500.00
		Contingency	\$ 5,000.00		\$ 5,000.00
		Total	\$ 15,000.00	\$ -	\$ 15,500.00
		Park Landscaping & Maintenance			
		Mulch/Playground Mulch	\$ 3,000.00		\$ 3,000.00
		Park maintenance	\$ 5,000.00		\$ 5,000.00
		Stump Grinding/stump removal	\$ 1,000.00		\$ 1,000.00
		Tree removal	\$ 7,500.00		\$ 7,500.00
		Stone for roads	\$ 4,000.00		\$ 4,000.00
		Tree replacement	\$ 1,000.00		\$ 1,000.00
		Total	\$ 21,500.00	\$ -	\$ 21,500.00
		Capital Improvements			
2042	320.500.0000	Church St Furnishings	\$ -		\$ 4,000.00
		Camp Site Appurtenances	\$ 3,000.00		\$ 2,000.00
		Campground Improvements	\$ 4,000.00		\$ 4,000.00
		Total	\$ 7,000.00	\$ -	\$ 10,000.00
		Collection Fees			
2042	320.344.0000	Active Network	\$ 20,000.00		\$ 20,000.00
		Total	\$ 20,000.00	\$ -	\$ 20,000.00
		Training & Travel			
2042	320.348.0000	Training	\$ 1,500.00		\$ 1,500.00
		Total	\$ 1,500.00	\$ -	\$ 1,500.00
2042.000.1000		Total Budget -Parks	\$ 250,950.00	\$ -	\$ 280,190.00

Recreation Fund

		2022 Budget	2022 Estimate	2023 Budget
Beginning Balance		\$ 18,997.50		\$ 81,898.20
Revenue				
2043.523.0000	Charges for Service			
	Swim Team Registration	\$ 17,700.00		\$ 17,000.00
	Farmers Market Registration			\$ 1,000.00
	Safety Town Registration			\$ 2,000.00
	Misc Rec Programming			\$ 2,000.00
	Total	\$ 17,700.00	\$ -	\$ 22,000.00
	Miscellaneous			
2043.529.0000	Miscellaneous	\$ -		
2043.931.0000	Transfers-in-from General	\$ 110,000.00		\$ 112,000.00
2043.820.0000	Sponsorships:	\$ -		
	Swim Team			\$ 1,000.00
	Farmers Market			\$ 4,000.00
2043.XXX.0000	Union Co Health Dept Grant for Farmer's Market			\$ 2,000.00
	Total	\$ 110,000.00	\$ -	\$ 119,000.00
	Total Revenue	\$ 127,700.00	\$ -	\$ 141,000.00
	Total Expenditures	\$ 140,220.20		\$ 172,567.00
	Ending Balance	\$ 6,477.30		\$ 50,331.20

Recreation Fund

2043.000.1000

		2022 Budget	2022 Estimate	2023 Budget	
	Salaries and Benefits				
2043 310.100.0000	Regular Wages	\$ 45,000.00		\$ 50,000.00	
2043 310.213.0000	Medicare	\$ 1,500.00		\$ 750.00	
2043 310.211.0000	Retirement Contributions	\$ 6,300.00		\$ 7,000.00	
2043 310.220.0000	HSA Contributions			\$ 3,000.00	
2043 310.220.0000	Health Insurance	\$ 20,170.20		\$ 14,567.00	
	Total	\$ 72,970.20	\$ -	\$ 75,317.00	
	Contractual Services				
2043 310.300.0000	Contract Personnel	\$ 6,000.00		\$ 6,000.00	
	League Fees	\$ 650.00		\$ 650.00	
	Background Checks	\$ 100.00		\$ 100.00	
	Concert Contracts	\$ 11,000.00		\$ 11,000.00	
	Farmer's Market Programming	\$ -		\$ 2,500.00	
	Community Events	\$ 40,000.00		\$ 65,000.00	<i>includes fireworks, safety measures, trolleys for 4th of July, sponsored posts, & safety town</i>
	Total	\$ 57,750.00	\$ -	\$ 85,250.00	
	Supplies and Materials				
2043 310.400.0000	General Supplies	\$ 5,000.00		\$ 5,000.00	
	Farmer's Market Supplies	\$ -		\$ 2,500.00	
	Equipment	\$ 3,500.00		\$ 3,500.00	
	Software	\$ 500.00		\$ 500.00	
	Refunds	\$ 500.00		\$ 500.00	
	Total	\$ 9,500.00	\$ -	\$ 12,000.00	
	Total Budget - Recreation	\$ 140,220.20	\$ -	\$ 172,567.00	

Pool Fund

			2022 Budget	2022 Estimate	2023 Budget
Beginning Balance			\$ 96,606.39		\$ 97,780.45
Revenue					
Charges for Service					
5501.521.0000	Charges for Services		\$ 120,000.00		\$ 140,000.00
5501.522.0000	Concessions		\$ 38,000.00		\$ 38,000.00
Total			\$ 158,000.00	\$ -	\$ 178,000.00
Miscellaneous					
5501.891.0000	Miscellaneous		\$ -		\$ -
5501.931.0000	Transfers-in from General		\$ 30,000.00		\$ 60,000.00
5501.961.0000	Sale of Fixed Assets		\$ -	\$ -	\$ -
Total			\$ 30,000.00	\$ -	\$ 60,000.00
Total Revenue			\$ 188,000.00	\$ -	\$ 238,000.00
Total Expenditures			\$ 271,100.00		\$ 300,540.00
Ending Balance					
Estimate Balance			\$ 100,000.00		\$ 35,240.45

Pool Fund

5501.000.1000		2022 Budget	2022 Estimate	2023 Budget
	Salaries and Benefits			
5501 340.100.0000	Regular Wages	\$ 120,000.00		\$ 135,000.00
5501 340.211.0000	Retirement Contributions	\$ 16,800.00		\$ 16,800.00
5501 340.213.0000	Medicare	\$ -		\$ 1,740.00
	Total	\$ 136,800.00	\$ -	\$ 153,540.00
	Contractual Services			
5501 340.300.0000	Time Warner/Wifi	\$ 1,700.00		\$ 1,500.00
	Ohio Edison	\$ 15,000.00		\$ 20,000.00
	Memorial Health (drug testing)	\$ 1,400.00		\$ 2,000.00
	Management Software	\$ 4,000.00		\$ 4,000.00
	Health dept licensing	\$ 700.00		\$ 700.00
	Lifeguard certifications	\$ 1,200.00		\$ 1,500.00
	Total	\$ 24,000.00	\$ -	\$ 29,700.00
	Supplies and Materials			
5501 340.400.0000	Propane	\$ 16,250.00		\$ 20,000.00
	Furnishings	\$ 3,000.00		\$ 3,000.00
	Chlorine/acid/sodium bicarb	\$ 15,000.00		\$ 18,000.00
	Computer and materials	\$ 1,000.00		\$ 2,000.00
	Marketing	\$ 1,000.00		\$ -
	Supplies	\$ 10,000.00		\$ 10,000.00
	Turf chemicals/mulch	\$ 750.00		\$ 1,000.00
	Guard umbrellas	\$ 300.00		\$ 300.00
	Sand for filters	\$ 1,000.00		\$ 1,000.00
	Total	\$ 48,300.00	\$ -	\$ 55,300.00
	Capital Improvements			
5501 910.910.0000	Depreciation (Transfer to V&E)	\$ 6,000.00		\$ 6,000.00
5501 340.500.0000	Facility Improvements (furniture, trash cans, etc)	\$ 20,000.00		\$ 20,000.00
	Total	\$ 26,000.00	\$ -	\$ 26,000.00
	Concessions			
5501 340.420.0000	Concessions	\$ 30,000.00		\$ 30,000.00
	Total	\$ 30,000.00	\$ -	\$ 30,000.00
	Collection Fees			
5501 340.344.0000	Software Service Contract	\$ 6,000.00		\$ 6,000.00
	Total	\$ 6,000.00	\$ -	\$ 6,000.00
	Total Budget - Pool	\$ 271,100.00	\$ -	\$ 300,540.00

Water Operating Fund

5101.000.1000

		2022 Budget	2022 Estimate	2023 Budget
Beginning Balance		\$ 674,057.14		\$ 697,831.04
Revenue				
5101.590.0300	Bulk Water			\$ 1,000.00
5101.961.0000	Sale of Fixed Assets			
	Meter Sales	\$ 60,000.00		\$ 60,000.00
5101.590.0000	Charges for Service			
	Charges for Services	\$ 567,018.00		\$ 700,000.00
511.891.0000	Miscellaneous			
	Miscellaneous	\$ -		\$ 5,000.00
	Transfers-in	\$ -		
	Total Revenue	\$ 627,018.00		\$ 766,000.00
	Total Expenditures	\$ 737,590.00		\$ 1,336,900.00
	Ending Balance	\$ 563,485.14		\$ 126,931.04

Org	Object	Salaries and Benefits	2022 Budget	2023 Budget
5101	531.100.0000 & 531.100.0000	Regular & Overtime Wages	\$ 240,000.00	\$ 257,000.00
5101	531.211.0000	Retirement Contributions	\$ 33,600.00	\$ 36,000.00
5101	531.213.0000	Medicare		\$ 3,700.00
5101	531.220.0000	HSA Contribution		\$ 11,000.00
5101	531.220.0000	Insurance	\$ 86,500.00	\$ 63,000.00
		Total	\$ 360,100.00	\$ 370,700.00
5101	531.300.0000	Contractual		
		BWC	\$ 2,000.00	\$ 3,600.00
		Electric	\$ 30,000.00	\$ 40,000.00
		Gas	\$ 3,600.00	\$ 4,000.00
		Insurance	\$ 10,000.00	\$ 15,000.00
		Legal	\$ 2,000.00	\$ 2,000.00
		EPA Water License	\$ 4,000.00	\$ 4,000.00
		Telephone-landline	\$ -	
		Credit card processing	\$ 7,000.00	\$ 8,000.00
		OMNI Site (lift station and tower aler	\$ 2,000.00	\$ 2,000.00
		Professional memberships (Dude Soli	\$ -	\$ 1,200.00
		Frey Software	\$ 2,500.00	\$ 2,500.00
		Verizon (iPad's)	\$ 800.00	\$ 1,000.00
		Arc GIS	\$ 1,000.00	\$ 1,000.00
		Phone reimbursement	\$ 1,440.00	\$ 1,500.00
		One Call Now	\$ -	\$ -
		Madison County	\$ 35,000.00	\$ 40,000.00
		Total	\$ 101,340.00	\$ 125,800.00
5101	531.400.0000	Supplies and Materials		
		Backfill and paving	\$ 10,000.00	\$10,000.00
		Chlorine	\$ 17,000.00	\$17,000.00
		Hydrants	\$ 40,000.00	\$20,000.00
		Development Meters & Setters		\$60,000.00
		Village Meters & Setters		\$20,000.00
		Fuel	\$ 10,000.00	\$12,000.00
		Postage	\$ 2,500.00	\$2,500.00
		Lab supplies	\$ 3,500.00	\$3,500.00
		Lab testing	\$ 6,000.00	\$8,000.00
		Office supplies	\$ 400.00	\$400.00
		Plant maintenance	\$ 20,000.00	\$20,000.00
		Salt	\$ 100,000.00	\$125,000.00
		Uniforms	\$ 1,000.00	\$1,000.00
		Vehicle maintenance	\$ 5,000.00	\$12,000.00
		Contingencies (water main breaks, et	\$ 25,000.00	\$25,000.00
		PPE	\$ 1,000.00	\$1,000.00
		CCR notification flyers	\$ 1,250.00	\$1,000.00
		Total	\$ 242,650.00	\$ 338,400.00
5101	531.348.0000	Training		
		Training	\$ 3,500.00	\$ 1,000.00
		Total	\$ 3,500.00	\$ 1,000.00
5101	910.910.0000	Transfers Out		
		Depreciation (Transfer to V&E)	\$ 30,000.00	\$ 30,000.00
		Debt Retirement		\$ 60,000.00 <i>do we want to do this?</i>
		Total	\$ 30,000.00	\$ 90,000.00
		Transfer to District		
		75% funds transferred		\$ 411,000.00
		Total		\$ 411,000.00
5101	531.520.0000	Capital Equipment		
		Capital Equipment	\$ -	\$ -
		Total	\$ -	\$ -
		5101.000.1000 Total Budget - Water Operating	\$ 737,590.00	\$ 1,336,900.00

Sewer Operating Fund

5201.000.1000

		2022 Budget	2022 Estimate	2023 Budget
Beginning Balance		\$ 667,180.59		\$ 688,199.39
Revenue				
5201.549.0000	Sludge Sales			
5201.590.0000	Charges for Service			
	Charges for Services	\$ 734,400.00		\$ 850,000.00
5201.891.0000	Miscellaneous			
	Miscellaneous	\$ -		\$ -
	Transfers-in	\$ -		\$ -
5201.961.0000	Sale of Fixed Assets	\$ -		\$ -
Total Revenue		\$ 734,400.00		\$ 850,000.00
Total Expenditures		\$ 814,470.00	\$ -	\$ 1,568,217.83
Ending Balance		\$ 587,110.59	\$ -	\$ (30,018.44)

Sewer Operating Fund

5201.000.1000

Org	Object		2022 Budget	2022 Estimate	2023 Budget
		Salaries and Benefits			
5201	541.100.0000 & 541.100.0100	Regular & Overtime Wages	\$ 240,000.00		\$ 257,000.00
5201	541.211.0000	Retirement Contributions	\$ 33,600.00		\$ 36,000.00
5201	541.213.0000	Medicare			\$ 3,700.00
5201	541.220.0000	HSA Contribution			\$ 11,000.00
5201	541.220.0000	Health Insurance	\$ 86,500.00		\$ 63,000.00
		Total	\$ 360,100.00	\$ -	\$ 370,700.00
		Contractual			
5201	541.300.0000	BWC	\$ 2,000.00		\$ 3,600.00
		Electric	\$ 95,000.00		\$ 100,000.00
		Engineering	\$ 5,000.00		\$ 5,000.00
		Gas	\$ 1,900.00		\$ 5,000.00
		Insurance	\$ 20,000.00		\$ 25,000.00
		Legal	\$ 2,000.00		\$ 2,000.00
		OMNI Site	\$ 2,000.00		\$ 2,000.00
		Credit card processing	\$ 7,000.00		\$ 8,000.00
		Professional memberships	\$ 800.00		\$ 800.00
		Frey Software	\$ 2,500.00		\$ 2,500.00
		Dude Solutions	\$ -		\$ 1,500.00
		Verizon (iPad's)	\$ 800.00		\$ 1,000.00
		Arc GIS	\$ 1,000.00		\$ 1,000.00
		Phone reimbursement	\$ 1,440.00		\$ 1,500.00
		EPA LTO/discharge fees (discharge/sludge)	\$ 4,500.00		\$ 4,500.00
		Madison County	\$ 25,000.00		\$ 40,000.00
		Total	\$ 170,940.00	\$ -	\$ 203,400.00
		Supplies and Materials			
5201	541.400.0000	Chemicals	\$ 40,000.00		\$ 50,000.00
		Collection maintenance	\$ 30,000.00		\$ 130,000.00
		Fuel	\$ 10,000.00		\$ 12,000.00
		Lab Supplies	\$ 6,730.00		\$ 7,000.00
		Postage	\$ 2,500.00		\$ 2,500.00
		Lab testing	\$ 6,500.00		\$ 9,000.00
		Office supplies	\$ 1,200.00		\$ 1,000.00
		Plant Maintenance	\$ 45,000.00		\$ 45,000.00
		Sludge disposal	\$ 100,000.00		\$ 50,000.00
		Uniforms	\$ 1,500.00		\$ 1,500.00
		Vehicle maintenance	\$ 5,000.00		\$ 5,000.00
		PPE	\$ 1,000.00		\$ 1,000.00
		Generator maintenance agreement	\$ 2,000.00		\$ 2,000.00
		Storage Building	\$ -		\$ -
		Total	\$ 251,430.00	\$ -	\$ 316,000.00
		Transfers			
5201	910.910.0000	OPWC Debt			\$ 38,652.83
		Depreciation (Transfer to V&E)	\$ 30,000.00		\$ 30,000.00
		Total	\$ 30,000.00	\$ -	\$ 68,652.83
		Transfer to District			
		75% transferred to District			\$ 460,000.00
		Total			\$ 460,000.00
		Training			
5201	541.348.0000	Training	\$ 2,000.00		\$ 2,000.00
		Total	\$ 2,000.00		\$ 2,000.00
5201	850.710.0000	Principal	\$ -	\$ -	\$ 132,726.00
5201	850.720.0000	Interest	\$ -	\$ -	\$ 14,739.00
		Total	\$ -	\$ -	\$ 147,465.00
5201.000.1000		Total Budget Expenditures -Sewer Operating	\$ 814,470.00	\$ -	\$ 1,568,217.83

Police Fund

		2022 Budget	2022 Estimate	2023 Budget
Beginning Balance		\$ 230,471.15		\$ 303,473.71
Account	Revenue			
2131.231.0000	Levy Proceeds	\$ 520,000.00		\$ 570,000.00
2131.961.0000	Sale of Assets	\$ -	\$ -	\$ -
2131.820.0000	Donations	\$ -	\$ -	\$ -
2131.891.0000	Miscellaneous	\$ 10,000.00		\$ 21,000.00
2131.931.0000	Transfers-in	\$ 840,000.00		\$ 785,000.00
Total Revenue		\$ 1,370,000.00	\$ -	\$ 1,376,000.00
Total Expenditures		\$ 1,460,670.99		\$ 1,678,003.46
Ending Balance	Estimated Bal	\$ 450,000.00		\$ 1,470.25

PoliceFund 2131.000.1000

Org	Object		2022 Budget	2022 Estimate	2023 Budget
		Salaries and Benefits			
2131	110.100.0000 & 110.100.0100	Regular & Overtime Wages	\$ 883,639.46		\$ 1,073,639.46
	110.100.0000	Part-time Wages	\$ 12,000.00		\$ 12,000.00
	110.100.0000	Longevity Pay	\$ 5,500.00		\$ 5,750.00
	110.211.0000 & 100.215.0000	OP& F and OPERS Retirement	\$ 168,283.47		\$ 177,180.00
	110.220.0000	Insurance	\$ 196,938.06		\$ 135,000.00
	110.220.0000	HSA Contribution			\$ 30,000.00
	110.213.0000	Medicare			\$ 13,224.00
		Leave Buyout	\$ -	\$ -	\$ -
		Total	\$ 1,266,360.99	\$ -	\$ 1,446,793.46
2131	110.300.0000	Contractual			
		Legal	\$ 1,500.00		\$ 1,500.00
		Insurance	\$ 9,500.00		\$ 9,500.00
		Dispatching/LEADS/MDT	\$ 2,500.00		\$ 2,500.00
		Phones	\$ 4,800.00		\$ 4,800.00
		Internet	\$ 1,200.00		\$ 1,200.00
		Jail Fees	\$ 2,500.00		\$ 2,500.00
		Utilities	\$ 20,000.00		\$ 20,000.00
		BWC	\$ 10,000.00		\$ 12,000.00
		IT Support	\$ 6,000.00		\$ 7,500.00
		Copy Machine Lease	\$ 2,600.00		\$ 3,000.00
		ID Networks RMS/DDTI	\$ 2,300.00		\$ 2,300.00
		OACP Fees	\$ 200.00		\$ 200.00
		Cell phones	\$ 5,760.00		\$ 5,760.00
		Axon Camera Storage & Licensing	\$ 15,300.00		\$ 15,300.00
		Lexipol	\$ 6,200.00		\$ 6,200.00
		Total	\$ 90,360.00	\$ -	\$ 94,260.00
2131	110.400.0000	Supplies and Materials			
		Fuel	\$ 25,000.00		\$ 30,000.00
		Vehicle Maint / Repairs	\$ 10,000.00		\$ 21,000.00
		MARCS Fees/Repairs	\$ 8,000.00		\$ 8,000.00
		Office Supplies	\$ 3,000.00		\$ 8,000.00
		Uniforms	\$ 8,450.00		\$ 8,450.00
		Vests	\$ -		\$ 5,000.00
		Firearms/Taser	\$ 3,500.00		\$ 3,500.00
		Datamaster Supplies	\$ 500.00		\$ 500.00
		Physicals	\$ 1,500.00		\$ 1,500.00
		MARCS Radios & Repairs	\$ 3,000.00		\$ 5,000.00
		Outreach Programs	\$ 2,500.00		\$ 2,500.00
		Total	\$ 65,450.00	\$ -	\$ 93,450.00
2131	110.520.0000	Capital Improvements			
		Capital Improvements/Equipment	\$ -		\$ -
		Total	\$ -	\$ -	\$ -
2131	1110.348.0000	Training & travel			
		Training/ Travel Expenses	\$ 12,000.00		\$ 12,000.00
		Total	\$ 12,000.00	\$ -	\$ 12,000.00
2131	190.344.0000	Auditor Collection Fees			
		Auditor Fees	\$ 10,000.00		\$ 15,000.00
		Total	\$ 10,000.00	\$ -	\$ 15,000.00
2131	910.910.0000	Transfers-Out			
		Depreciation (Transfer to V&E)	\$ 10,000.00		\$ 10,000.00
		Total	\$ 10,000.00	\$ -	\$ 10,000.00
2131	891.0600	Tow/Storage Fees			
		Tow/Storage Fees	\$ 6,500.00		\$ 6,500.00
		Total	\$ 6,500.00	\$ -	\$ 6,500.00
2131.000.1000	Total		\$ 1,460,670.99	\$ -	\$ 1,678,003.46

Capital Funds

4903.000.1000

Water Capital Fund

5102.000.1000

Sewer Capital Fund

5202.000.1000

Vehicle and Equipment Fund

4907.000.1000

Municipal Facilities Fund

4904.000.1000

Streets Projects Fund

4905.000.1000

Parks Projects Fund

4906.000.1000

Impact Fee Fund

Infrastructure Agreement Fund (Darby Fields)

4908.000.1000

Debt Retirement Funds

Capital Improvement Fund (0.5% Income Tax)

4903.000.1000

	2022 Budget	2022 Estimate	2023 Budget	
Beginning Balance	\$ 1,253,760.09	YTD	\$ 1,400,101.38	
Revenue				
0.5% Income Tax Proceeds	\$ 1,173,000.00	\$ 1,122,000.00	\$ 1,252,350.00	<i>New Houses(70)</i> \$ 1,546,460.00
Total Revenue	\$ 1,173,000.00	\$ 1,122,000.00	\$ 1,252,350.00	
Total Expenditures	\$ 980,198.73	\$ 980,198.73	\$ 1,886,000.00	
Ending Balance	\$ 1,446,561.36	\$ 1,395,561.36	\$ 766,451.38	

Capital Improvement Fund (0.5% Income Tax)

4903.000.1000

<u>Year</u>		2023	2024	2025	2026	2027
<u>Expenses</u>		\$ -	\$ -	\$ -	\$ -	
<u>Transfers-Out</u>						
<i>Fund:</i> 5102.000.1000	Water Capital	\$ -	\$ -	\$ 100,000.00	\$ -	
5202.000.1000	Sewer Capital	\$ -	\$ 100,000.00	\$ -	\$ -	
4905.000.1000	Streets Capital	\$ 1,386,000.00	\$ 850,000.00	\$ 600,000.00	\$ 525,000.00	
4906.000.1000	Parks Capital	\$ 450,000.00	\$ -	\$ -	\$ -	
4904.000.1000	Municipal Facilities Capital	\$ -	\$ -	\$ -	\$ -	
4907.000.1000	Vehicles & Equipment		\$ -	\$ -	\$ -	
3000 Funds	Debt Retirement	\$ -	#REF!	#REF!	#REF!	
	Income Tax Refunds	\$ 50,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	
	Total:	\$ 1,886,000.00	#REF!	#REF!	#REF!	

Street Capital Fund

4905.000.1000

Beginning Balance

Revenue

4905.931.0000

4905.924.0000

4905.921.0000

4905.931.0000

Transfers-in

OPWC Loan Proceeds

Sale of Notes

OPWC + WPCLF

OPWC Proceeds Noteman Area

Total Revenue

Total Expenditures

Ending Balance

	2022 Budget	2022 Estimate	2023 Budget
Beginning Balance	\$ 220,030.76		\$ 356,020.19
Revenue			
4905.931.0000	\$ 762,500.00		\$ 1,386,000.00
4905.924.0000			
4905.921.0000			\$ 164,930.50
4905.931.0000			
Total Revenue	\$ 762,500.00	\$ -	\$ 1,677,133.50
Total Expenditures	\$ 655,000.00		\$ 1,914,930.50
Ending Balance	\$ 327,530.76	\$ -	\$ 118,223.19

Streets Capital Fund

<u>Year</u>	2023	Actual 2023	Remaining	2024	2025	2026	2027
<u>Account Number</u>	<u>Project Description</u>						
	\$ 164,930.50	\$	164,930.50	\$ 300,000.00	\$ -	\$ -	
	\$ -	\$	-	\$ -	\$ 375,000.00	\$ 150,000.00	
	\$ 675,000.00	\$ 51,839.04	\$ 623,160.96	\$ -	\$ -	\$ -	
	\$ 300,000.00	\$ 49,000.00	\$ 251,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	
	\$ 300,000.00	\$ 289,400.00	\$ 10,600.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	
	\$ 125,000.00	\$ 283,690.00	\$ (158,690.00)	\$ -	\$ 300,000.00	\$ -	
	\$ 75,000.00		\$	\$ 460,000.00			
	\$ 50,000.00	\$ 49,500.00	\$ 500.00	\$ 380,000.00	\$ -	\$ -	
	\$ 100,000.00		\$ 100,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	
	\$ -		\$ -	\$ -	\$ -	\$ -	
4905.000.1000	Total \$ 1,914,930.50	\$ 723,429.04	\$ 1,191,501.46	\$ 1,590,000.00	\$ 1,125,000.00	\$ 600,000.00	\$ -

Water Capital Fund

5102.000.1000

		2022 Budget	2022 Estimate	2023 Budget
Beginning Balance		\$ 914,106.75		\$ 1,726,655.29
Revenue				
Charges for Service				
5102.542.0000	Tap-in Fees	\$ 300,000.00		\$ 856,000.00 <i>(359 houses)</i>
Miscellaneous				
5102.924.0000	OPWC Loan			\$ 48,953.00 OPWC - noteman road
5102.931.0000	Transfers-in	\$ -		\$ -
	OPWC Grant			\$ 267,727.00
5102.921.0000	Sale of Notes			
	Generator Grant			\$ 50,000.00
Total Revenue		\$ 300,000.00		\$ 1,222,680.00
Total Expenditures		\$ 233,000.00		\$ 2,093,180.00
Ending Balance		\$ 981,106.75		\$ 856,155.29 <i>(would like to build up acct balance for future water infrastructure)</i>

Water Capital Fund

<u>Year</u>	2022	2023	actual	2024	2025	2026	2027
<u>Account Number</u>	<u>Project Description</u>						
	\$ 40,000.00	\$ 40,000.00		\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	
		\$ 150,000.00					
	\$ 8,500.00	\$ 8,500.00		\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	
	\$ 5,000.00	\$ -		\$ -	\$ 5,000.00	\$ -	
	\$ 7,500.00	\$ -		\$ -	\$ 8,000.00	\$ -	
	\$ 25,000.00	\$ 10,000.00		\$ -	\$ -	\$ -	
	\$ -	\$ 5,000.00		\$ 2,500.00	\$ -	\$ -	
	\$ 25,000.00	\$ -		\$ -	\$ -	\$ -	
	\$ -	\$ 5,000.00		\$ -	\$ -	\$ -	
	\$ 2,000.00	\$ -		\$ -	\$ -	\$ -	
	\$ 5,000.00	\$ -		\$ -	\$ -	\$ -	
	\$ 80,000.00	\$ -		\$ -	\$ -	\$ -	
	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ 17,020.00	\$ -	\$ 25,000.00	\$ -	
							\$ 25,000.00
	\$ 35,000.00	\$ 50,000.00		\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	
	\$ -				\$ 300,000.00	\$ 220,000.00	
		\$ 316,680.00		\$ 50,000.00	\$ -	\$ -	
	\$ -			\$ -	\$ -	\$ -	Correct amount of debt transfers
		\$ 1,483,000.00					
5102.000.1000	Total \$ 233,000.00	\$ 2,093,180.00		\$ 136,000.00	\$ 421,500.00	\$ 328,500.00	

Tot

Sewer Capital Fund

5202.000.1000

	2022 Budget	2022 Estimate	2023 Budget
Beginning Balance	\$ 1,233,400.60		\$ 2,274,377.48
Revenue			
Charges for Service			
5202.542.0000 Capacity Charges	\$ 1,000,000.00		\$ 2,200,000.00 (359 houses)
Miscellaneous			
5202.891.0000 Miscellaneous		WWTP Loan	
5202.931.0000 Transfers-in	\$ -		\$ -
5202.921.0000 Sale of Notes			\$ 22,567.56
5202.924.0000 OPWC Loan Proceeds			\$ 904,813.94
WPCLF			
Total Revenue	\$ 1,000,000.00	\$ -	\$ 3,127,381.50
Total Expenditures	\$ 1,105,000.00		\$ 3,733,256.50
Ending Balance	\$ 1,128,400.60		\$ 1,668,502.48

Parks Capital Fund

4906.000.1000

Capital Income tax transfer for projects

Beginning Balance

Revenue

Charges for Service

Miscellaneous

Miscellaneous

Transfers-in

Capital Budget Grant

Total Revenue

Total Expenditures

Ending Balance

This balance is dep on Grant received in 20

	2022 Budget	2022 Estimate	2023 Budget	
Beginning Balance	\$ 15,319.90		\$ 233,008.55	
Charges for Service	\$ -			
Miscellaneous				
Miscellaneous	\$ 164,652.00	\$ 82,206.00	\$ 82,446.00	Grant revenue
Transfers-in	\$ 335,000.00		\$ 450,000.00	.5% Income tax
Capital Budget Grant			\$ 100,000.00	
Total Revenue	\$ 499,652.00	\$ 82,206.00	\$ 632,446.00	
Total Expenditures	\$ 121,430.00	\$ 121,430.00	\$ 847,000.00	
Ending Balance	\$ 45,041.90	\$ 45,041.90	\$ 18,454.55	

Parks Capital

<u>Year</u>		<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
<u>Project Number</u>	<u>Project Description</u>					
	ODNR Basketball Court	\$ -	\$ -	\$ -	\$ -	\$ -
	Pastime Park/Aquatic Center Planning/Feasibility Study	\$ -	\$ 80,000.00	\$ -	\$ -	\$ -
	ODNR Madison Meadows Playground	\$ -	\$ 400,000.00	\$ -	\$ -	\$ -
	Heritage Trail Feasibility Study	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -
	Converse Donation Rain Garden	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -
	Nature Preserve Improvements	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -
	Restore Park Office	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -
	Youth Building Improvements / Parking	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -
	Rehab Pool Play Area	\$ -	\$ 27,000.00	\$ -	\$ -	\$ -
	Dog Park w/ Parking	\$ -	\$ 90,000.00	\$ -	\$ -	\$ -
	Cattle Barn Floor Paving	\$ -	\$ 40,000.00	\$ -	\$ -	\$ -
	Improve Grass Sites	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -
	New Picnic Tables	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -
	Shade at Pool	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -
	Concrete walkway around Youth building	\$ -	FREE- donation	\$ -	\$ -	\$ -
	Rehab S. Shelter	\$ -	\$ -	\$ 80,000.00	\$ -	\$ -
	North Shelter Electric	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -
	Land Acquisition Fund	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
	Cattle Barn Post rehab/improvements	\$ -	\$ -	\$ -	\$ -	\$ -
	Youth Building Improvements (Roof, Door, Drywall)	\$ -	\$ -	\$ -	\$ -	\$ -
	Park Entry Signs	\$ -	\$ -	\$ -	\$ -	\$ -
	Park WiFi + Security	\$ -	\$ -	\$ -	\$ -	\$ -
	Complete/pave walking trail	\$ -	\$ -	\$ -	\$ -	\$ -
	Pave Park Roads	\$ -	\$ -	\$ -	\$ -	\$ -
	Dumpster Corral	\$ -	\$ -	\$ -	\$ -	\$ -
	Stage Improvements/ rebuild	\$ -	\$ -	\$ -	\$ -	\$ -
	Bathrooms for South end of park	\$ -	\$ -	\$ -	\$ -	\$ -
	Sports Facility	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint Aquatic Center Exterior	\$ -	\$ -	\$ -	\$ -	\$ -
	Concrete Gravel Sites	\$ -	\$ -	\$ -	\$ -	\$ -
	Full Hookup on Gravel Sites	\$ -	\$ -	\$ -	\$ -	\$ -
	Reconfigure Full Hookup Sites	\$ -	\$ -	\$ -	\$ -	\$ -
	Laundry Facility	\$ -	\$ -	\$ -	\$ -	\$ -
complete	ODNR Basketball Court	\$ 121,430.00	\$ -	\$ -	\$ -	\$ -
	Total	\$ 121,430.00	\$ 847,000.00	\$ 190,000.00	\$ 100,000.00	\$ 100,000.00

4906.800.530.0000

Vehicle and Equipment Fund

4907.000.1000

	2022 Budget	2022 Estimate	2023 Budget
Beginning Balance	\$ 255,563.37		\$ 177,366.94
Revenue			
Miscellaneous			
Miscellaneous	\$ -		
4907.931.0000 Transfers-in	\$ 166,000.00		\$ 181,000.00
4907.921.0000 Sale of Notes			
Total Revenue	\$ 166,000.00		\$ 181,000.00
Total Expenditures	\$ 304,000.00		\$ 329,500.00
Ending Balance	\$ 117,563.37		\$ 28,866.94

Darby Fields Capital Fund

4908.000.1000

Beginning Balance

Revenue

	2022 Budget	2022 Estimate	2023 Budget
Beginning Balance	\$ 517,914.10		
Revenue			
Charges for Service			
4908.841.0000 Impact Fees	\$ -	\$ -	\$ -
Miscellaneous			
Miscellaneous	\$ -	\$ -	\$ -
Transfers-in	\$ -	\$ -	\$ -
Total Revenue	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Ending Balance			\$ 517,914.10

Darby Fields Capital Fund

4908.000.1000

<u>Year</u>		2023	2024	2025	2026	2027
<u>Account Number</u>	<u>Project Description</u>					
	Darby Fields Pathway Connection	\$ -	\$ -	\$ -	\$ -	\$ -
	S. Chillicothe Water Line Replacement/Upsizing	\$ -	\$ -	\$ -	\$ -	\$ -
	Converse-Huff/ S. Chillicothe Roundabout	\$ -	\$ -	\$ -	\$ 500,000.00	\$ -
4908.800.500.0000	Total	\$ -	\$ -	\$ -	\$ 500,000.00	\$ -

Municipal Facilities Fund 4904.000.1000

		2022 Budget	2022 Actual	2023 Budget
Beginning Balance		\$ 98,635.70		\$ 10,190,942.05
Revenue				
	Miscellaneous			
4904.924.0000	Miscellaneous	\$ 17,500,000.00	\$ 10,000,000.00	
	Transfers-in	\$ -		
4904.921.0000	Sale of Notes			
	Capital Grant			\$ 1,500,000.00
	Loan Proceeds			\$ 9,984,354.00
	Interest Earned			\$ 410,000.00
	Total Revenue	\$ 17,500,000.00	\$ 10,000,000.00	\$ 11,894,354.00
	Total Expenditure	\$ 17,500,000.00	\$ -	\$ 21,992,989.70
	Ending Balance	\$ 98,635.70	\$ 10,000,000.00	\$ 92,306.35

Municipal Facilities Fund

<u>Year</u>		2022	Actual 2022	2023	2024	2025	2026	2026
<u>Account Number</u>	<u>Project Description</u>							
	WWTP Expansion	\$ 17,500,000.00	\$ -	\$ 11,484,354.00	\$ -	\$ -	\$ -	\$ -
	Bollards & ADA Button at Municipal Building Construction	\$ -						
	Note Payoff & Interest			\$ 10,410,000.00				
4904.910.910.0000	Transfer to Debt Retirement	\$ -	\$ -	\$ 98,635.70	\$ -	\$ -	\$ -	\$ -
4904.000.1000	Total	\$ 17,500,000.00	\$ -	\$ 21,992,989.70	\$ -	\$ -	\$ -	\$ -

Impact Fee Fund 4910.000.1000

	2022 Budget	2023 Budget
Beginning Balance	\$ -	
Revenue		
Impact Fees	\$ 100,950.00	\$ 100,950.00
Total Revenue	\$ 100,950.00	\$ 100,950.00
Total Expenditures	\$ -	
Ending Balance	\$ 100,950.00	\$ 100,950.00

End of 2023 Sub Funds Balance

\$ 80,000.00 Roadways
\$ 100,000.00 Sanitary Sewer
\$ 21,900.00 Public Safety

Impact Fee Fund

Sub Funds

Roadways

2023 Budget

Beginning Balance

Revenue

Impact Fees 40000

Total Revenue | \$ 40,000.00

Total Expenditures | \$ -

Ending Balance | \$ 40,000.00

Sanitary Sewer

Beginning Balance

Revenue

Impact Fees \$ 50,000.00

Total Revenue | \$ 50,000.00

Total Expenditures | \$ -

Ending Balance | \$ 50,000.00

Public Safety

Beginning Balance

\$ -

Revenue

Impact Fees

\$ 10,950.00

Total Revenue

\$ 10,950.00

Total Expenditures

\$ -

Ending Balance

\$ 10,950.00

ARPA Fund 2051.000.1000

	2021 Budget	2021 Estimate	2022 Budget	2023 Budget
Beginning Balance		\$ -	\$ 238,615.03	\$ 126,203.00
Revenue				
Miscellaneous				
2051.411.0000 ARPA Funds Received	\$ 400,000.00	\$ 240,000.00	\$ 240,194.18	\$ -
Transfers-in	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 400,000.00	\$ 240,000.00	\$ 240,194.18	\$ -
Total Expenditures	\$ 400,000.00	\$ 240,000.00	\$ 368,284.96	\$ 126,203.00
Ending Balance	\$ -	\$ -	Remaining Balance for 2023 \$ 126,203.00	\$ -

ARPA Fund

<u>Year</u>	2022	2023	2024	2025
<u>Account Number</u>	<u>Project Description</u>			
	<u>I&I Reduction Projects</u>			
	\$ 72,224.00	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -
	\$ 296,060.96			
		\$ 126,203.00		
2051.000.1000	Total			
	\$ 368,284.96	\$ 126,203.00	\$ -	\$ -

Debt Retirement Funds

Account Number

	Year	2022	2023	2024	2025	2026	2027
Sewer Debt/OWDA Loan (Transfer from Sewer Op and Enterprise Reserve)	\$	295,035.16	\$ 294,930.00	\$ 294,930.00	\$ 294,930.00	\$ 294,930.00	
Water Debt Retirement	\$	-	\$ -	\$ -	\$ -	\$ -	
Street Debt Retirement	\$	-	\$ -	\$ -	\$ -	\$ -	
Park Debt Retirement	\$	-	\$ -	\$ -	\$ -	\$ -	
Vehicle and Equipment Debt Retirement	\$	-	\$ -	\$ -	\$ -	\$ -	
OEPA WWTP Debt Retirement Fund	\$	-	\$ -	\$ -	\$ -	\$ -	
3902.000.1000 OEPA NE Quadrant Debt Retirement Fund (Noteman)	\$	51,500.00	\$ 59,000.00	\$ 77,109.90	\$ 77,109.90	\$ 77,109.90	Wrong amount appropriated
3901.000.1000 OPWC (Maple Street)	\$	12,123.26	\$ 12,125.00	\$ 12,123.26	\$ 12,123.26	\$ 12,123.26	
3901.000.1000 OPWC (Gay Street)	\$	27,650.00	\$ 27,650.00	\$ 27,650.00	\$ 27,650.00	\$ 27,650.00	
3101.000.1000 Pool Bond Retirement Fund (\$122500 Pay+ Collection fees)	\$	130,350.00	\$ 130,300.00	\$ 124,800.00	\$ 127,850.00	\$ -	
3102.000.1000 Municipal Bond (2019) Retirement Fund	\$	318,925.00	\$ 317,925.00	\$ 314,825.00	\$ 319,250.00	\$ 319,225.00	
3405.000.1000 Municipal Note (2019) Retirement Fund (prin pay \$250K)	\$	1,450,000.00	\$ 1,450,000.00	\$ 1,200,000.00	\$ 1,475,000.00	\$ 1,475,000.00	
3405.000.1000 Municipal Note (2019) Retirement Fund (Interest paymt)	\$	-	\$ 50,000.00				
4904.000.1000 Municipal Note (2022) Sewer Plant Expansion							Removed since we aren't using this funding for the Sewer Plant Expansion
Total	\$	2,285,583.42	\$ 2,341,930.00	\$ 2,051,438.16	\$ 2,333,913.16	\$ 2,206,038.16	
Transfers-in							
<i>Capital Improvement Fund</i>							
<i>Pool Bond Levy</i>							
	\$	130,350.00	\$ 130,300.00	\$ 128,230.00	\$ 128,230.00	\$ 128,230.00	
<i>OPWC Capital Project (Money left over from transfers Maple & Gay)</i>							
<i>Municipal Debt Fund</i>							
	\$	-	\$ 75,823.86				
<i>Water Operating Fund</i>							
	\$	-	\$ 60,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	
<i>Enterprise Debt Service Reserve</i>							
	\$	147,535.16	\$ 147,465.00	\$ 147,535.16	\$ 147,535.16	\$ 147,535.16	
<i>Sewer Capital Fund</i>							
	\$	350,000.00	\$ 434,875.00	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	
<i>Sewer Operating Fund</i>							
	\$	-	\$ 186,117.83	\$ -	\$ -	\$ -	Increased transfer to pay the additional \$7500 for OEPA Loan
<i>Municipal Facilities Fund</i>							
	\$	-	\$ 98,635.70	\$ -	\$ -	\$ -	
<i>Water Capital Fund</i>							
	\$	-	\$ -	\$ -	\$ -	\$ -	
<i>Note Proceeds to Retirement Fund</i>							
	\$	1,450,000.00	\$ 1,200,000.00	\$ 1,200,000.00	\$ 1,200,000.00	\$ 1,200,000.00	
<i>Impact Fee Fund (Sewer Sub Fund)</i>							
	\$	-	\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	
TOTAL Transfers to pay Debt			\$ 2,341,930.00				



MEMORANDUM

To: Members of the Village of Plain City Council

From: Haley Lupton, Village Administrator

Date: September 22, 2023

RE: Ordinance 27-2023: Amending Chapter 913, Trees, of the Codified Ordinances of the Village of Plain City

Background:

The Village of Plain City Tree Commission and staff have conducted thorough research and have determined the need to implement comprehensive amendments to Chapter 913, "Trees", of the Codified Ordinances. Chapter 913 regulates the planting, trimming, and preservation of trees within the public right-of-way. The proposed amendment includes a section of terms defined, expanded descriptions of permitted actions and related processes, and parameters in which trees may be removed.

Approval of the proposed Tree Ordinance would permit Village staff to apply for the designation of "Tree City USA" which is imperative to exemplifying the Village's commitment to preserving and expanding the tree canopy.

Objective:

To approve comprehensive amendments to Chapter 913 of the Codified Ordinances of the Village of Plain City.

Recommendation:

Staff recommends Council approve Ordinance 27-2023 at the second reading on October 9, 2023.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 913, TREES, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF PLAIN CITY

WHEREAS, the Village of Plain City Codified Ordinances Chapter 913, titled "Trees", sets forth matters in regards to the planting, preservation, and removal of trees within the public right-of-way of the Village of Plain City; and

WHEREAS, the Village of Plain City Council previously adopted Ordinance 14-98 which established the current parameters of Chapter 913; and

WHEREAS, the Tree Commission, within its authority set forth by Chapter 145 of the Codified Ordinances, has reviewed Chapter 913 to determine if an amendment is necessary; and

WHEREAS, having performed such review, the Tree Commission has unanimously recommended that Council approve a comprehensive amendment to Chapter 913, as attached herein; and

WHEREAS, such comprehensive amendment provides the foundation for the Village of Plain City to apply for the classification of "Tree City USA", an important designation in exhibiting the Village's commitment to preserving the tree canopy for future generations; and

WHEREAS, the Village of Plain City Council has determined the need to amend Chapter 913, in accordance with Exhibit A, which is attached hereto and incorporated herein.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

Section 1. Council hereby amends Codified Ordinance Chapter 913, as presented, which said amendment is attached hereto and incorporated herein as Exhibit A; the language being removed is ~~struck~~ and language being added is in red and underlined.

Section 2. It is found that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall be effective from and after the earliest period provided by law.

Passed: _____, 2023.

Attest: _____
Clerk of Council Mayor

First reading: _____, 2023. Vote: ___yea ___nay ___abstain

Second reading: _____, 2023. Vote: ___yea ___nay ___abstain

Certificate of Publication

The undersigned, being Clerk of Council of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 4.15 of the Codified Ordinances. The posting was done from _____, 2023 to _____, 2023 at the Office of the Clerk of Council located at 800 Village Boulevard; all being in the Village of Plain City, Ohio and the Village of Plain City Website at www.plain-city.com.

Date: _____, 2023 _____
Clerk of Council

EXHIBIT A

CHAPTER 913

Trees

913.01 Planting, Trimming, and Preservation Definitions

913.02 Privately Owned Trees

913.03 Public Trees

913.99 Penalty

CROSS REFERENCES

Power to regulate shade trees and shrubbery - see Ohio R.C. 715.20

Assessments for tree planting or maintenance - see Ohio R.C. 727.011

Injury or destruction - see GEN. OFF. [541.06](#)

913.01 PLANTING, TRIMMING, AND PRESERVATION DEFINITIONS

The planting, trimming, and preservation of trees within the right-of-way of public streets and alleys located within areas zoned for residential use shall be governed by the following regulations:

- (a) ~~Property owners may plant trees within the right-of-way located adjacent to their property. Such trees are, however, subject to removal by the Village in case of a need to prevent nuisance within the right-of-way, to access utilities under or near such trees, or to prevent damage to public service or safety vehicles.~~
- (b) ~~Such trees may not be removed by any person except with the consent of the Village Administrator.~~
- (c) ~~Trees expressly approved for planting within the right-of-way include: Flowering Cherry (Prunus), Flowering Crabapple (Malus) - Scab-free varieties, Flowering Pear (Pyrus) - Aristocrat, Dogwood (Cornus), Redbud (Cercis), River Birch (Betula), Sweetgum (Liquidamber), Sour Gum (Nyssa), Greenspire Ash (Fraxinus), Serviceberry (Amelanchier), Pussy Willow (Salix), Star Magnolia (Magnolia), Goldenrain Tree (Koelreuteria), Golden chain (Laburnum), Mugho Pine (Pinus), Dwarf Spruce (Abies).~~
- (d) ~~The following trees shall not be planted within the right-of-way: Tree of Heaven (Ailanthus), Hackberry (Celtus), Thorn Bearing Hawthorns (Crataegus), Cottonwood, Aspen, or Hybrid Poplars (Populus), Silver Maple, Norway Maple (Acer), Weeping or Black Willows (Salix), Spruce except Dwarf (Picea), Pines except Mugho (Pinus), Fir (Abies), Yew (Taxus), Hemlock (Tsuga), or other Evergreens.~~
- (e) ~~If a property owner desires to plant a tree within the right-of-way which is not listed as approved, he or she shall make application to the Village Administrator for permission to make such planting. To be considered, the trees to be planted shall be of a species or variety of small to medium height trees that will not obstruct either the sidewalk or~~

the street, or exhibit undesirable characteristics in their growth such as shallow, wide-ranging roots.

(Ord. 14-98. Passed 5-26-98.)

- (1) "Person" means any person, firm, partnership, association, corporation, company, or organization of any kind.
- (2) "Street or Highway" means the entire width of every public way, easement or right-of-way when any part thereof is open to the public, as a matter of right, for the purpose of vehicular and pedestrian traffic.
- (3) "Public Places" shall include all real property owned by the Village of Plain City.
- (4) "Property Line" means the outer edge of a Street or Highway.
- (5) "Administrator or their Agent" is the Village Administrator or employee hired by the Village of Plain City charged with the administrative duties of the Village.
- (6) "Tree lawn" means that part of a Street or Highway, lying between the Property Line and that portion of the Street or Highway usually used for vehicular traffic.
- (7) "Property Owner" means the Person owning such property as shown by the County Auditor's Plat of the Village of Plain City, Madison or Union County, Ohio, including the executor, administrator, or beneficiary of the estate of a deceased owner.
- (8) "Tree" means a tall growing woody plant with one of more perennial main stems or trunks which develops branches from the aerial section of the stem rather than from the base; capable of being pruned to as least six feet of clear branchless trunk below the crown within five years of planting.
- (9) "Shrub" means a low growing woody plant with one or several perennial main stems producing branches, shoots, or multiple stems from or near the base of the plant and incapable of being pruned to provide at least six feet of clear branchless trunk within five years of planting.
- (10) "Public Trees" shall include all shade and ornamental Trees now or hereafter growing on any Public Places.
- (11) "Right-of-Way" means any portion of the public way, street, alley, or sidewalk.
- (12) "Tree Topping" means the severe cutting back of limbs to stubs of three (3) inches or more in diameter within the Tree's crown to such a degree as to remove the normal canopy and disfigure the Tree.
- (13) "Diameter at breast height" or "DBH" is the diameter in inches of the stem of a standing Tree at four feet and six inches (4' 5") above the ground level.
- (14) "Work Permit" is the permit required for contractors, sub-contractors, or individuals engaging in the business of any Tree work within the Village.
- (15) "10-20-30 rule" means no more than 10% of the Tree population will be of one species, no more than 20% of one genus, and no more than 30% of the tree population will be of one family.

913.02 PRIVATELY OWNED TREES

(a) Duty of Private Property Owner:

- (1) It shall be the duty of any Property Owner owning or occupying property bordering on Right-of-Way, to prune or cause to be pruned any Right-of-Way Tree or Shrub in

a manner that they will not shade or obstruct street lights, street signs, or obstruct pedestrian or vehicular traffic on sidewalks or streets.

(2) It shall be the duty of any Person owning or occupying property bordering on Right-of-Way, upon which property there are any Trees or Shrubs which are designated by the Administrator or their Agent as dead, dying, diseased, or hazardous or deemed a menace to the health, safety, and welfare of the people of Plain City, to remove or cause to be removed said Tree(s) and/or Shrub(s).

(3) In either of the above situations, the Administrator or their Agent shall send a written notice, by U.S.P.S certified mail with return receipt, to the Property Owner indicating the required action (pruning or removal) to be taken. A period of thirty (30) days from receipt of this letter shall be permitted for the Property Owner to affect the indicated action. Should the Property Owner fail to comply, it shall be lawful for the Administrator or their Agent to enter upon the property and cause such action. The Property Owner shall be charged treble the actual cost of the work. Cash payment shall be made, payable to the Village of Plain City, within thirty (30) days or triple the actual cost of the work shall be assessed to the property taxes.

(b) Village May Remove:

(1) The Administrator or their Agent may remove or cause or order to be removed, any Trees or part thereof which by reason of its nature is injurious to existing sewers, electric power lines, gas lines, water lines, or other public improvements.

(2) The Administrator or their Agent shall examine or cause to be examined every Tree within 100 feet of any sanitary or storm sewer, drain, manhole, or other public utility line above or below the surface of the ground, which has been reported as dangerous to or causing interference with said sewer, drain, manhole or public utility line, and if found dangerous or causing damage or obstruction of such sewer, drain, manhole or public utility line, the Administrator or their agent shall give to the Property Owner written notice of their findings and an order that such Person remove said Tree or injurious part thereof within sixty (60) days. Service of such notice shall be as described in 913.02(a)(3) of the previous section.

913.03 PUBLIC TREES

(a) Village Responsibility:

(1) Whenever it is necessary for the Village to remove a Tree from Village Right-of-Way, the Village shall remove such Trees and replace it or plant, on another Right-of-Way area, an equal number of Trees to the satisfaction of the Administrator or their Agent when feasible.

(2) No Person or Property Owner shall remove a Public Tree for any reason without approval from the Administrator or their Agent. Permits are available to remove a Public Tree at the Plain City Municipal Building and online at the Village website. Should approval be given for the removal, the Person will be billed by the Village of Plain City for the reestablishment of an equal number of diameter inches removed to be planted by the Village in a location of its choosing. Reestablishment cost shall be determined annually per Village of Plain City's Tree Commission. Failure to pay reestablishment fee within 30 days shall result in the fee being assessed to the property taxes.

(3) Whenever any Tree or Shrub is planted or set out in conflict with the provisions of this ordinance and policies and specifications of the Village, the Administrator or their Agent may cause removal of the same without obligating the Village to replace the illegally planted Tree(s).

(b) Tree Planting on Public Property:

(1) All planting of Public Trees shall conform to the current industry Tree planting specifications. All selection of Public Trees shall promote the establishment of quality Tree canopy, thus favoring the use of large stature trees where space accommodates them. All Tree plantings must adhere to the 10-20-30 rule and applied annually when feasible. All selected Tree species to be planted must be on the Approved Species List created by the Tree Commission. Permits for planting on public property are available at the Plain City Municipal Building and online at the Village website.

(c) Planting and Removal of Public Trees – Permit Required:

(1) No Person shall plant or remove a Tree in a Tree Lawn or other Public Place without first obtaining the prior written approval of the Administrator or their Agent. The Village shall require the Property Owner to obtain a Work Permit from the Administrator or their Agent. The Person obtaining the Work Permit shall abide by the standards as set forth in this ordinance and policies and specifications of the Village. The Work Permits are available at the Plain City Municipal Building and on the Village website.

(2) Unless specifically authorized by the Tree Commission or the Administrator or their Agent, no Person shall intentionally damage, cut, carve, top, transplant, place soil or mulch against the trunk/root collar, or remove any Tree; attach any rope, wire, nails, advertising posters, squirrel feeder, or other contrivance to any Tree or Shrub; allow any gaseous, liquid, or solid substance to come in contact with them; set fire or permit fire to burn when the fire or heat thereof shall injure any portion of any Tree or Shrub.

(3) In addition to the penalty provided in section 901.99 of the Ohio Revised Code, whoever violates this section is liable in treble damages for the injury caused (ORC 905.51). Replacement cost shall be determined based on the diameter inches at DBH.

913.99 PENALTY

~~In the event a violation of any provision of this chapter is committed, the owner or owners of the building or premises adjacent to the affected right-of-way, any contractor who assists in the commission of such violation and any person, firm or corporation who violates or assists in the violation of any provision of this chapter, or who fails to comply herewith or with any requirement hereof shall, for each and every violation be guilty of a minor misdemeanor. Each day during which a violation or non-compliance occurs or continues shall constitute a separate offense.~~

~~(Ord. 14-98. Passed 5-26-98.)~~

Any Person violating or failing to comply with any provision of this Ordinance shall be subject to paying restitution to the Village for damages incurred, or any special assessments levied as provided for herein in compliance with ORC. 901.51.



MEMORANDUM

To: Members of the Village of Plain City Council

From: Haley Lupton, Village Administrator

Date: September 22, 2023

RE: Resolution 29-2023: Adopting the Economic Development Strategy

Background:

Per Council's request and direction, staff and the Economic Development Committee, through the Montrose Group, LLC, have completed a comprehensive economic development strategy for the Village of Plain City. Such strategy has been created to assist staff and Council in current and future decision-making as it relates to the overall economic development of Plain City. The Economic Development Strategy has been cultivated through stakeholder group meetings, public input, and extensive industry research.

Objective:

To formally adopt the Economic Development Strategy for the Village of Plain City.

Recommendation:

Staff recommends Council approve Resolution 29-2023 at the second reading on October 9, 2023.

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE ECONOMIC DEVELOPMENT STRATEGY

WHEREAS, the Village of Plain City Council directed staff and the Economic Development Committee to complete a comprehensive economic development strategy for the Village of Plain City; and

WHEREAS, a final Economic Development Strategy has been provided to the Economic Development Committee, and, upon review, unanimously recommended Council's approval of said document; and

WHEREAS, the Economic Development Strategy provides a framework for the future growth and economic development potential of the Village of Plain City and is the culmination of extensive research and community discussions; and

WHEREAS, the Economic Development Strategy, and its recommendations, have been presented to the Village Council for its review and consideration; and

WHEREAS, the Village Council recognizes the need and benefit of adopting the Economic Development Strategy, as shown in Exhibit A attached hereto and incorporated herein.

NOW THEREFORE BE IT RESOLVED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

Section 1. The Village Council hereby adopts the Economic Development Strategy for the Village of Plain City as identified in Exhibit A, and attached hereto and incorporated herein.

Section 2. This Resolution shall be effective from and after the earliest period provided by law.

Passed: _____, 2023.

Attest: _____
Clerk of Council

Mayor

First reading: _____, 2023.

Vote: ___yea ___nay ___abstain

Second reading: _____, 2023.

Vote: ___yea ___nay ___abstain

Certificate of Publication

The undersigned, being Clerk of Council of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 4.15 of the Codified Ordinances. The posting was done from _____, 2023 to _____, 2023 at the Office of the Clerk of Council located at 800 Village Boulevard; being in the Village of Plain City, Ohio, and the Village of Plain City Website at www.plain-city.com.

Date: _____, 2023

Clerk of Council



The Montrose Group, LLC

TRANSFORMING YOUR WORLD

THE VILLAGE OF PLAIN CITY ECONOMIC DEVELOPMENT STRATEGIC PLAN

UPDATED: 8/10/2023

PRESENTED BY DAVID ROBINSON, HARRISON CRUME & NATE GREEN
THE MONTROSE GROUP, LLC

ABOUT THE MONTROSE GROUP, LLC

The Montrose Group, LLC provides economic development planning, lobbying, marketing and public finance and incentive consulting services. The firm brings together some of the leading practitioners in economic development planning and strategy engaged in economic development planning at the state, local, and regional levels, and corporate site location. Together the team utilizes a Learn, Listen and Do approach to economic development planning that starts with fundamental economic development research to understand who a community or site is then listens to what the community wants the region or site to be and then develops a detailed action plan tied to local and outside funding sources centered on the business retention and attraction of high wage jobs and capital investment.

Nothing in this report should be considered legal advice as the Montrose Group LLC is not a law firm and does not provide legal advice. Competent legal counsel should be sought prior to relying on any strategy outlined in this report.



TABLE OF CONTENTS

Introduction	4
Executive Summary	5
Economic, Demographic, Industry Cluster & Workforce Analysis	12
Quality of Life Analysis	16
Village of Plain City Economic Development & Action Plan Tactics	24
Endnotes	49



THE MONTROSE GROUP STRATEGIC PLAN PROCESS

In December of 2022 the Village of Plain City partnered with The Montrose Group to conduct a Plain City Economic Development Strategic Plan. The philosophical approach of Montrose is to focus on the creation of high-wage jobs and private sector capital investment at targeted development sites through the creation and implementation of a comprehensive economic development strategic plan. Montrose utilizes a Learn, Listen and Do approach for its economic development planning services. This process creates a thorough examination of Plain City's current economic development activities and programs; benchmarks Plain City amongst its peers in Central Ohio, the state of Ohio, and throughout the United States; identifies existing and future opportunities for development sites; evaluates Plain City's reputation with the corporate and development community in Central Ohio; and presents a comprehensive roadmap to guide future economic development priorities of Plain City. Montrose will utilize our proven Learn, Listen and Do approach for economic development strategic planning services.

Learn Phase: January - March 2023	Listen Phase: April - May 2023	Do Phase: June - August 2023
<ul style="list-style-type: none"> • Montrose will learn who plain City is through research from primary economic and demographic data sources • Learn Elements: <ul style="list-style-type: none"> - Industry cluster analysis - Demographic analysis - Macroeconomic analysis - Incentive analysis - Site development and infrastructure analysis 	<ul style="list-style-type: none"> • Montrose will then listen to community, political, education, and business leaders to understand how these leaders view Plain City from an economic development standpoint. • Montrose will use these sessions to set a vision for what Plain City wants to be in the future. • Listen Elements <ul style="list-style-type: none"> - SWOT Analysis - One-on-one key stakeholder briefings - Focus group discussions 	<ul style="list-style-type: none"> • Montrose will develop an action plan that recommends how Plain City should implement an economic development strategy • Do Elements <ul style="list-style-type: none"> - Economic development tools and processes analysis - Site development and infrastructure analysis - Analyze growing and emerging sectors & financial impacts - Development of a five-year economic development strategic plan

Learn. Montrose will conduct base line economic research on Plain City that provides a macroeconomic, industry cluster, demographic and workforce analysis that define the village's economy, assesses various assets within the community, defines Plain City's position within Madison County, and identifies future economic challenges and opportunities for Plain City.

Listen. Through a series of one-on-one interviews, focus group meetings with business and community leaders, and utilizing public surveys, the Montrose Team will gain a greater understanding of community needs, the current state of economic development efforts in Plain City, targeted business sectors Plain City community and business leader would like to attract (retail, residential, industrial, distribution), how these leaders view the future of the village, where they see it growing, and the areas of focus for not just the "what" Plain City focuses on for an economic development program but "how" they should implement that program. Additionally, the Montrose Team will use the Listen Phase as a means to collect input from stakeholders as part of the Comprehensive Land Use Plan Update. Based upon the research in the Learn Phase, Montrose will develop a brief presentation to guide discussions with these audiences and lead the discussions in a SWOT-style format.

Do. The *Learn* and *Listen* steps of the Montrose approach are all designed to build action steps for Plain City to define and implement a transformational economic development program. The action plan aspect of the report will be based not just upon the prior research and business and community input but also on best practices and benchmarking of communities located in similar regions in the United States.



PLAIN CITY ECONOMIC DEVELOPMENT STRATEGIC PLAN & INFRASTRUCTURE ANALYSIS

Executive Summary

Plain City, Ohio is a charming village that is conveniently located within both Madison and Union County, Ohio. Plain City embodies the essence of a close-knit, rural community with a rich agricultural heritage while simultaneously transitioning into a fast-growing modern city. Its strategic location near Columbus, along with its friendly atmosphere, excellent educational facilities, and diverse economic landscape, has made the village an attractive place to call home for developers and citizens over the past few years. Plain City is currently undergoing significant residential growth leading to fast growing population for the village. Plain City is also currently making efforts to transform its downtown and local economy into a more progressive status. In order to achieve continued prosperity in the future, manage the growth throughout the area, capitalize on emerging industry sectors, and diversify the Plain City economy, the village of Plain City needs to enact the following strategic plan goal, strategies, objectives, and tactics:

Plain City Strategic Plan Goal

- Plain City will be a community of choice where residents can live, work and play

Plain City Strategic Plan Strategies

- Plain City should plan for economic growth focused on developing a diversified blend of residential, commercial and retail projects
- Plain City should be focused on economic development that will retain its small town roots while driving the creation of high-wage jobs in the city

Plain City Strategic Action Plan Objectives

- Double the number of net new jobs created in Plain City
- Double the number of residents living and businesses operating in Downtown Plain City

Plain City Strategic Action Plan Tactics

- Create a Community Improvement Corporation to focus on larger economic development projects such as Downtown Plain City, operation of the Plain City Future Fund, and the development of the Plain City Industrial Park
- Launch an aggressive redevelopment campaign for Downtown Plain City.
- Create the Plain City Industrial Park to capture high-wage manufacturing jobs..
- Define CEDA agreements for Plain City and the neighboring townships to shape the growth on the edges of Plain City.
- Create a Grow Local Campaign that helps retain the agricultural history of Plain City.



VILLAGE OF PLAIN CITY ECONOMIC DEVELOPMENT STRATEGIC PLAN & INFRASTRUCTURE ANALYSIS

PLAIN CITY ECONOMIC, DEMOGRAPHIC, INDUSTRY CLUSTER, AND WORKFORCE ANALYSIS

Plain City was founded in the early 1800s by Dr. Isaac Bigelow, who first travelled to the area on foot from Pennsylvania. The original name for this early community was Pleasant Valley. Although, there were at least four other communities throughout Ohio named Pleasant Valley during this time. Deliveries including mail and other perishable goods were often shipped to the wrong Pleasant Valley, which became a growing problem for the residents living in what is now known as Plain City. This led the residents to petition their state representative, William Morrow Beach, to introduce a bill in the legislature to change the name of the town to Plain City. Today, the village of Plain City is uniquely located on the western edge of the central Ohio region on the border of Madison County and Union County, Ohio. Located roughly 18 miles from downtown Columbus, Ohio, Plain City benefits from its proximity to the Columbus urban and suburban markets while also enjoying rural characteristics and a diverse landscape. These characteristics are seen in the economic, demographic, and industry clusters represented throughout Plain City. Like the economic and demographic assets, Plain City also benefits from its proximity to a variety of quality educational institutions that provide opportunities for youth, adult, and workforce education. Plain City is encompassed within the boundaries of the Jonathon Alder School District and is serviced by the esteemed Tolles Career & Technical College, conveniently situated around four miles to the south of the Village. There are a multitude of revered institutions of higher learning within proximity to the village of Plain City such as Columbus State Community College, Ohio State University, Ohio University, and more. These establishments offer a diverse range of educational and certification programs, effectively equipping the present and prospective workforce with the necessary skills and knowledge to meet the demands of local employment opportunities.

VILLAGE OF PLAIN CITY ASSET INVENTORY

- Located within the rapidly expanding central Ohio region
- Available supply of infrastructure resources
- No significant physical or development boundaries
- Quality schools, including K-12, technical, and colleges and universities in proximity

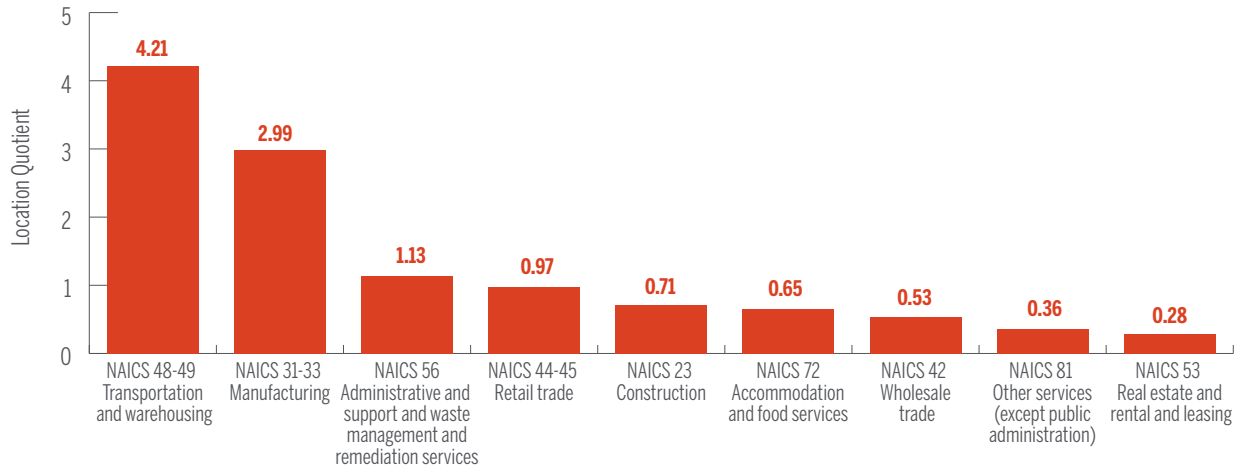
INDUSTRY CLUSTER ANALYSIS

The village of Plain City sits in a unique location on the border between two central Ohio counties, Madison County and Union County. For purposes of this economic development strategic plan, both counties will be analyzed for context. To that end, Madison and Union counties are analyzed relative to the industry location quotient strengths of the surrounding area. A location quotient is a method of using Federal industry cluster data to identify the economic concentration of a certain industry in a state, region, or county compared to a base economy, such as a state or nation. A location quotient greater than 1 indicates that a locality, in this case Madison County and Union County, has a higher concentration of companies in a specific industry sector than does the rest of the nation. For this analysis, data was gathered on the ten industry sectors with the highest location quotient, which are reflective of many of the two counties major employers and the counties' location within the central Ohio region. While these industry sector strengths represent the broader county landscape, economic and community development priorities for the village of Plain City should take these sectors and their potential for growth into account. Transportation and warehousing have a location quotient score of **4.21**, meaning the two-county area has a **4.21** times greater concentration of transportation and warehousing operations than does the rest of the country. Manufacturing has a location quotient of **2.99**, while Administrative and support and waste management and remediation services has a score of **1.13**. The location within the central Ohio region is a contributing factor to a higher concentration of these industry sectors. Franklin County,



located to the east, is experiencing significant growth, and providing new employment opportunities for the outside region in the Transportation, warehousing, and Manufacturing sectors. Although Madison County is still largely an agricultural community, with approximately 88% of the total land area being utilized for agricultural uses, this area has seen significant growth in emerging industry sectors like Transportation and warehousing due to major infrastructure assets such as Interstate 70 crosses through the entire county.

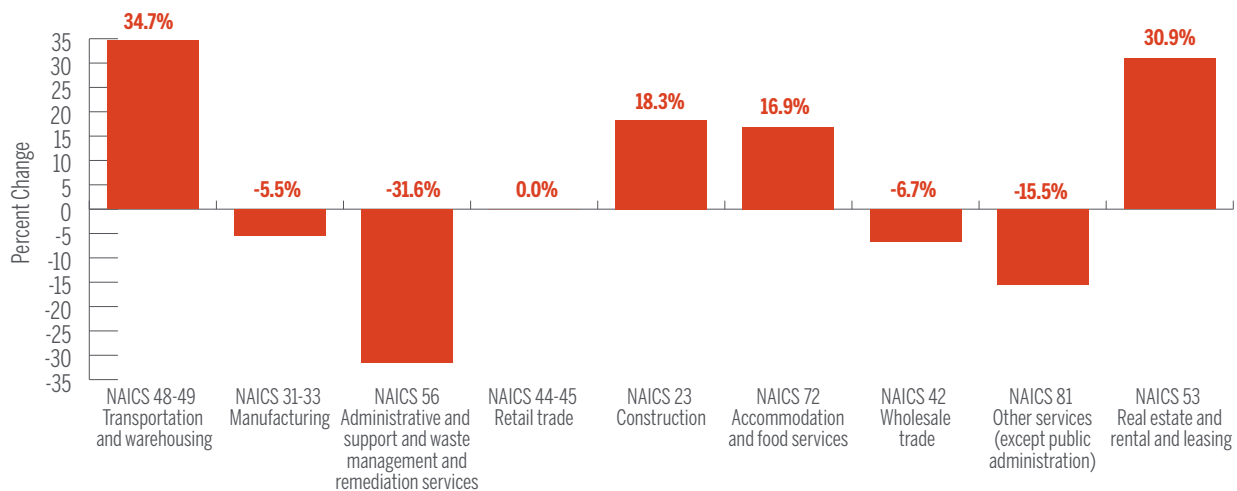
Union + Madison County Industry Location Quotient 2021



Source: U.S. Bureau of Labor Statistics

From 2018 to 2021, Madison and Union counties experienced major shifts amongst their industry strengths. The largest increase in location quotient score over this period was in the NAICS 48-49 Transportation and warehousing sector, which increased by 34.7%. This growth is likely attributed to large logistics and distribution facilities located along the Interstate 70 corridor in Madison County, including Amazon, FedEx, Mars, and Target located west of West Jefferson. This is followed by NAICS 53 Real estate and rental and leasing which increased 30.9%, and NAICS 23 Construction. The sector that experienced the largest decrease in location quotient score was NAICS 56 Administrative and support and waste management and remediation services, which decreased by 31.6%. Following this was NAICS 81 Other services, which decreased 15.5%, and NAICS 42 Wholesale trade which decreased by 6.7%.

Location Quotient Percent Change 2018-2021



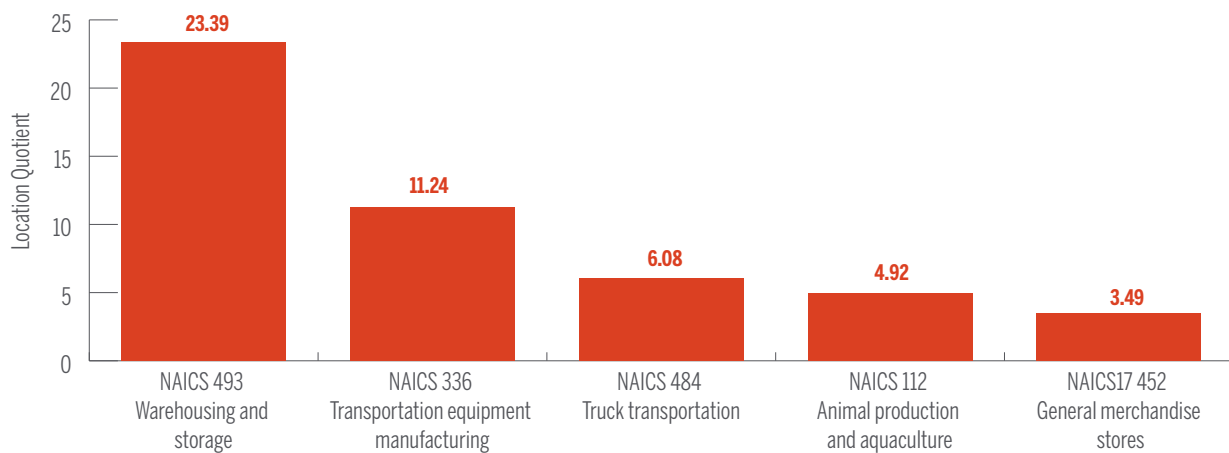
Source: U.S. Bureau of Labor Statistics

When further analyzing leading industry sectors by top NAICS sub-sector location quotient scores for the two-county region, see more profound industry strengths can be seen within each region. Madison County's top five sub-sector location quotient industries are NAICS 493 Warehousing and storage with a score of 23.39;



NAICS 336 Transportation and equipment at 11.24; NAICS 484 Truck transportation at 6.08; NAICS 112 Animal production and aquaculture at 4.92; and NAICS 452 General merchandise stores at 3.49. The elevated location quotient score in NAICS 493 Warehousing and storage can again be attributed to the significant increase in new investments along the Interstate 70 corridor near West Jefferson. Due to the rise of industries like e-commerce throughout the United States, this sector has seen extreme growth over the years. Madison County's location on the western edge of central Ohio and having access to major highway infrastructure makes this area a prime location to develop this type of industry sector. The total number of employees across the United States within this sub-sector has increased from 715,900 average employees in 2013 to 1,938,900 employees in 2022.¹ NAICS 493 Warehousing and storage was only recently added as a primary industry sub-sector and, as a result, was not listed in the top 25 largest industries by location quotient in 2018. By 2021, this industry sector was added to the NAICS codes and features the highest location quotient score in Madison County by a wide margin. The activity in this industry has been a focal point of growth in Madison County, while three of the five strongest sectors conversely experienced decreasing location quotients from 2018 to 2021. Only NAICS 484 Truck transportation increased in location quotient, growing by 5.43%, which is likely attributed to growth in the logistics activity along Interstate 70.

Madison County Sub-Sector Location Quotient 2021

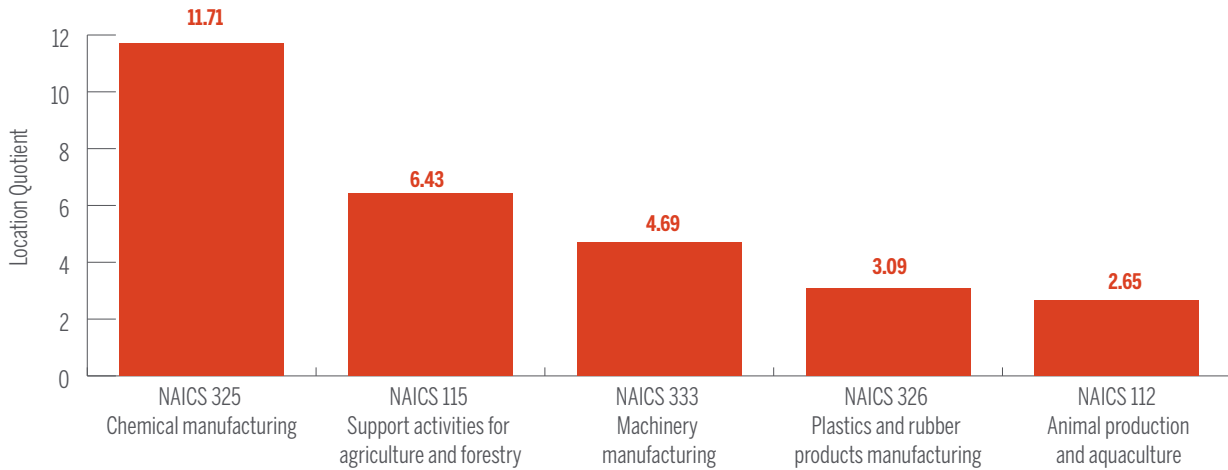


Source: U.S. Bureau of Labor Statistics

The top NAICS sub-sector strengths for Union County are as follows: NAICS 325 Chemical manufacturing with a location quotient score of 11.71; NAICS 115 Support activities for agriculture and forestry at 6.43; NAICS 333 Machinery at 4.69; NAICS 326 Plastics and rubber manufacturing at 3.09; and NAICS 112 Animal production and aquaculture at 2.65. Union County has a significant manufacturing base within the county, with three of the top five industries being in the manufacturing sector. This is a noticeable change from the location quotient scores in Union County in 2018. Only one manufacturing industry, NAICS 326 Plastics and rubber products manufacturing, was in the top five industries for Union County in 2018. NAICS 325 Chemical manufacturing and NAICS 333 Machinery manufacturing have both experienced profound increases in location quotient score from 2018 to 2021 and represent approximately 2,067 employees in Union County. Union County is home to major national and international companies that contribute to industry sector strengths, including Honda of America Mfg., Nestle, Select Sires, Scotts Miracle-Gro Company, and Univenture.²



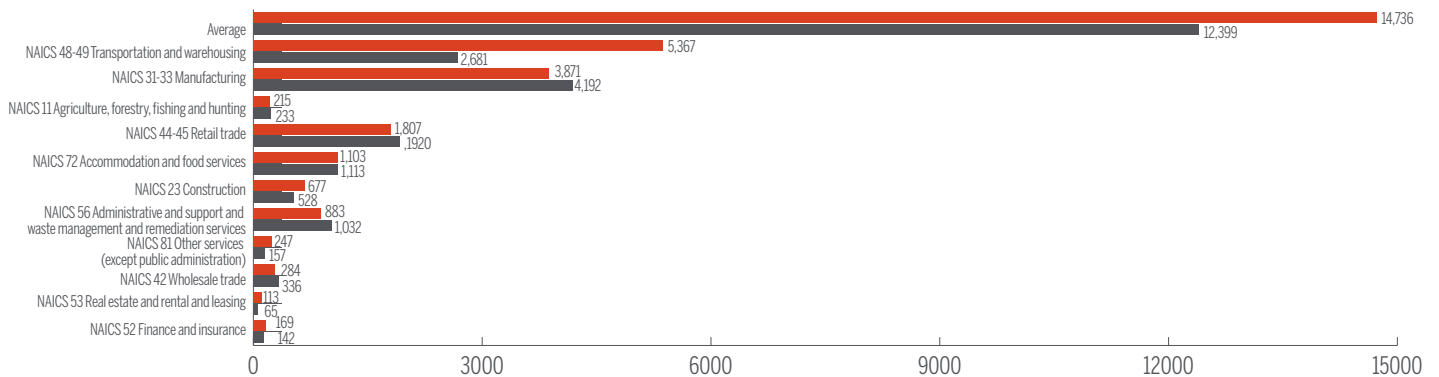
Union County Sub-Sector Location Quotient 2021



Source: U.S. Bureau of Labor Statistics

When evaluating the change in the number of employees for Madison County over the span of 2018 to 2021, the county has seen an increase in employment of 2,337 jobs, although only five of the top ten industries have experienced growth. The largest increase comes from NAICS 48-49 Transportation and warehousing, which doubled in size from 2018 to 2021. The industry which experienced the second largest growth in employment was in NAICS 53 Real estate and rental and leasing which increased by 73.8%, followed by NAICS 22 Construction which increased by 28.2%. The industry which experienced the largest decrease in overall employment from 2018 to 2021 was NAICS 42 Wholesale trade, which decreased by 52 employees or -15.5%. The Wholesale Trade sector comprises establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.³ The merchandise described in this sector includes the outputs of agriculture, mining, manufacturing, and certain information industries, such as publishing. The wholesaling process is an intermediate step in the distribution of merchandise. Wholesalers are organized to sell or arrange the purchase or sale of (a) goods for resale (i.e., goods sold to other wholesalers or retailers), (b) capital or durable non consumer goods, and (c) raw and intermediate materials and supplies used in production.⁴ NAICS 56 Administrative and support and waste management and remediation services experienced employment decrease of 14.4%, followed by NAICS 31-33 Manufacturing, and NAICS 11 Agriculture, forestry, fishing, and hunting which both decreased by 7.7%.

Madison County Employment Change 2018-2021

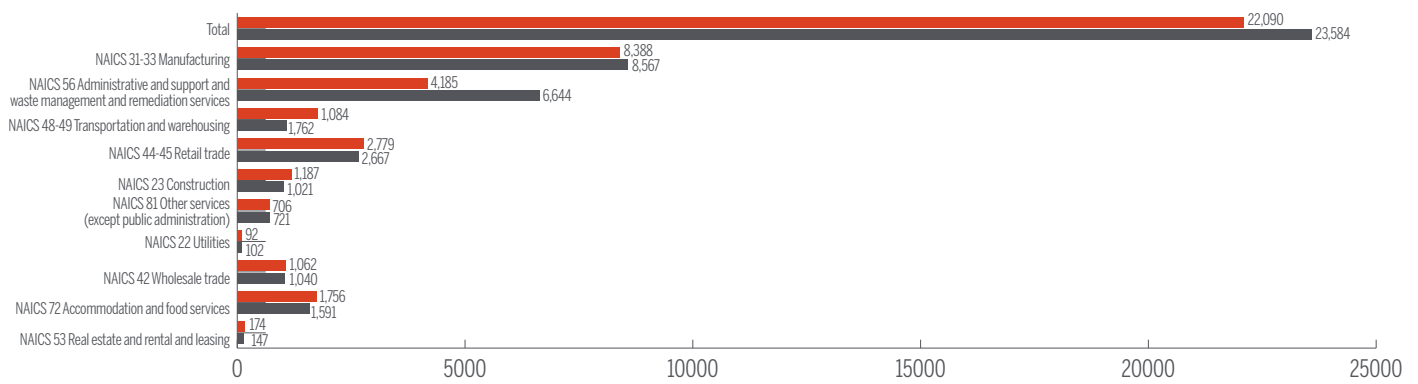


Source: U.S. Bureau of Labor Statistics



When evaluating the change in the number of employees for Union County over the span of 2018 to 2021, county employment has decreased by 1,494 jobs. While only four of the top ten industries lost employment over this time frame, the losses in NAICS 56 Administrative and support and waste management and remediation services accounted for a significant number of job losses, totaling approximately 2,459 employees. This industry is defined by the Bureau of Labor Statistics as performing routine support activities for the day-to-day operations of other organizations. These essential activities are often undertaken in-house by establishments in many sectors of the economy. The establishments in this sector specialize in one or more of these support activities and provide these services to clients in a variety of industries and, in some cases, to households. Activities performed include office administration, hiring and placing of personnel, document preparation and similar clerical services, solicitation, collection, security and surveillance services, cleaning, and waste disposal services.⁵ Following a similar trend to Madison County, the NAICS 48-49 Transportation and warehousing sector experienced the largest increase in employment, growing by 62.5%. It is important to note that the economic repercussions of COVID-19 are still being felt, and Madison and Union County will likely require a considerable amount of time to transition to their "new normal."

Union County Employment Change 2018-2021

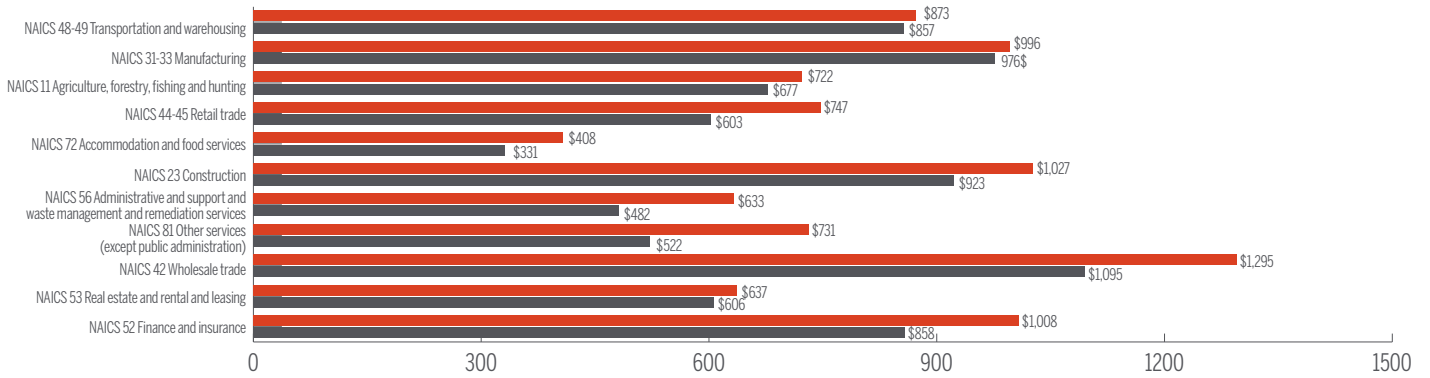


Source: U.S. Bureau of Labor Statistics

When analyzing trends in employee wages across all industry sectors, Madison County experienced an overall wage growth of 12.6% in the three-year period of 2018 to 2021. When looking specifically at individual industry sector trends of employment, similar wage growth over the same period can be seen. Wages in the NAICS 81 Other services sector saw the largest growth in wages over this period, increasing by 28.6%. NAICS 56 Administrative and support and waste management and remediation services saw the second largest weekly wage increase of 23.8% and the NAICS 44-45 Retail trade sector saw the third largest weekly wage increase over the three-year period of \$19.3%. In total, all average weekly wages in the top ten industry sectors saw increases over this period. Increases in wages over the three-year period point to increased wealth and buying power of employees working in Madison County, which ultimately will benefit the businesses and tax base as employees are able to increase spending and consumption habits across all sectors, including residential housing buying power.



Madison County Industry Wages Trend

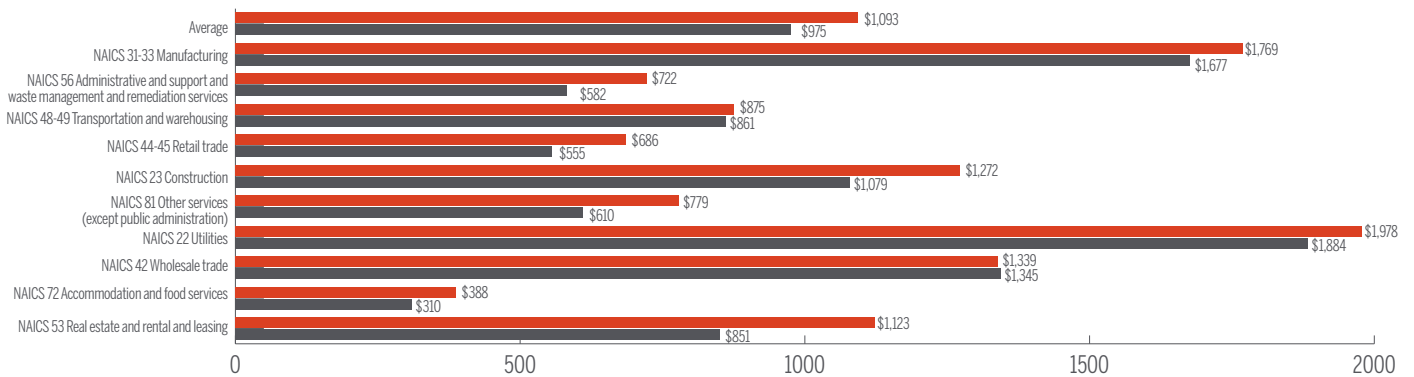


Source: U.S. Bureau of Labor Statistics

When analyzing Union County trends in employee wages across all industry sectors, the County experienced wage growth of 10.8% in the three-year period of 2018 to 2021. When looking specifically at individual industry sector trends of employment, similar wage growth over the same period can be seen. Wages in the NAICS 53 Real estate and rental and leasing sector saw the largest growth in wages over this period, increasing by 24.2%. NAICS 81 Other services saw the second largest weekly wage increase of 21.6%, and NAICS 72 Accommodation and food services saw the third largest weekly wage increase over the three-year period of 20.1%. Only one industry, NAICS 42 Wholesale trade, decreased in average weekly wages, declining by .4%. All other industries within Union County saw an increase in wages over this time.

The increase in wages in both Madison and Union counties, which both include the village of Plain City, provides a variety of positive quality of life impacts. When wages increase, people who earn low wages can be lifted out of poverty, improving their standard of living and overall well-being. Residents and employees gain new skills and companies often have better employee retention rates. Municipalities also see a rise in consumer spending as residents have more disposable income to spend on goods and services, which can stimulate economic growth and create jobs and benefit small businesses and local Main Street districts. Higher wages can also help people afford better healthcare, which can lead to improved health outcomes and a reduced burden on the healthcare system.

Union County Industry Wages Trend



Source: U.S. Bureau of Labor Statistics



DEMOGRAPHIC, LABOR MARKET, AND WORKFORCE ANALYSIS

A region's workforce is a critical measure of its economic success. The retirement of the Baby Boom generation, private industry undergoing swift transformations, a decline in college enrollment among young individuals, and a general reconfiguration of partnerships between the education and industrial sectors are creating widespread shortages in qualified workforce even in times of high unemployment. Regions that are successful with the retention of a high-quality workforce start with a strategy of targeting good jobs using initial upfront training and job-matching services and create support structures for workers such as childcare and transportation networks plus financial incentives for companies that take such an approach.⁶ An examination of a community's workforce includes a review of its size, unemployment rate, education level, occupations, and earnings levels.

Regional Comparison				
Area of Study	Plain City	Madison County	Union County	Ohio
2022 Population	4,383	43,852	65,728	11,820,906
Population Growth 2010 - 2022	9.38%	0.95%	20.43%	2.41%
Population 65+	16.90%	17.10%	13.50%	15.80%
Owner-Occupied Housing Units	68.90%	73.80%	81.20%	67.20%
Median Household Income	\$80,357	\$72,811	\$96,634	\$62,262
Poverty Rate	5.3%	10.2%	4.7%	13.3%

Source: ESRI Demographics, U.S. Census Bureau

The village of Plain City had an estimated population of 4,383 in 2022 according to ESRI Demographics. The population of Plain City has increased 10.3% from 2010 to 2022 and is projected to increase another 10.3% from 2022 to 2027, when the population will reach 4,835 residents. It is important to note that our findings indicate that the existing estimates fail to account for various demographic factors and emerging trends that significantly contribute to population growth. These factors have collectively contributed to an increased influx of individuals into the area, leading to a sustained growth trajectory that is not accurately reflected in the current population estimates. Moreover, it is important to recognize the impact of developmental projects, economic opportunities, and improved infrastructure that have been successful in attracting individuals to the area. These factors have contributed to a heightened demand for housing, services, and amenities, further supporting the notion that the population estimates are unduly conservative. The median age of Plain City residents is 38.1 and is projected to decrease to 36.5 years of age by 2027 which is a positive projected trend for the community showing younger residents will look to stay or move into the village, setting down roots and becoming an important part of the village demographics. By comparison, the median age of Ohio residents in 2022 was 40.6 and is projected to increase to 41.3 by 2027. Plain City benefits from being a part of the central Ohio region, which is the fastest growing region in the state that is projected to see an increase in population of 2.4% by 2027.



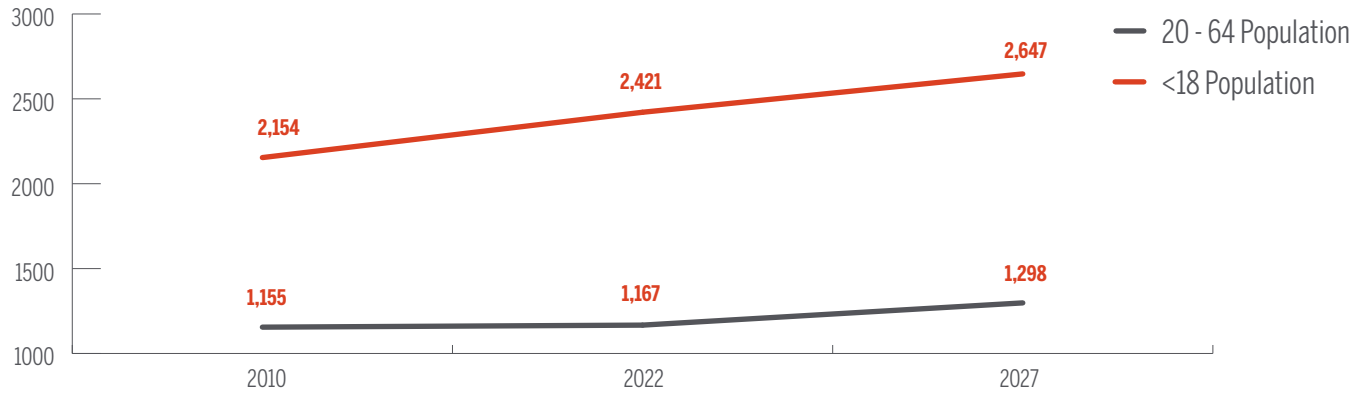
Plain City Population by Age								
2010			2022			2027		
Age Bracket	Number	Percent	Age Bracket	Number	Percent	Age Bracket	Number	Percent
0 - 9	682	17.2%	0 - 9	636	16.0%	0 - 9	709	17.8%
10-19	552	13.9%	10-19	655	16.5%	10-19	714	18.0%
20 - 24	156	3.9%	20 - 24	230	5.8%	20 - 24	279	7.0%
25 - 29	195	4.9%	25 - 29	287	7.2%	25 - 29	287	7.2%
30 - 34	226	5.7%	30 - 34	233	5.9%	30 - 34	346	8.7%
35 - 39	365	9.2%	35 - 39	247	6.2%	35 - 39	274	6.9%
40 - 44	305	7.7%	40 - 44	253	6.4%	40 - 44	267	6.7%
45 - 49	279	7.0%	45 - 49	354	8.9%	45 - 49	266	6.7%
50 - 54	240	6.0%	50 - 54	299	7.5%	50 - 54	353	8.9%
55 - 59	196	4.9%	55 - 59	277	7.0%	55 - 59	303	7.6%
60 - 64	192	4.8%	60 - 64	241	6.1%	60 - 64	272	6.8%
65 - 69	133	3.3%	65 - 69	201	5.1%	65 - 69	234	5.9%
70 - 74	150	3.8%	70 - 74	176	4.4%	70 - 74	185	4.7%
75 - 79	130	3.3%	75 - 79	110	2.8%	75 - 79	156	3.9%
80 - 84	109	2.7%	80 - 84	95	2.4%	80 - 84	91	2.3%
85+	62	1.6%	85+	89	2.2%	85+	99	2.5%
Total	3,972		Total	4,383		Total	4,835	
<18	1,155	29.1%	<18	1,167	26.6%	<18	1,298	26.8%
18+	2,817	70.9%	18+	3,213	73.4%	18+	3,539	73.2%
21+	2,704	68.1%	21+	3,041	69.4%	21+	3,354	69.3%
Median Age	37.4		Median Age	38.1		Median Age	36.5	

Source: ESRI Demographics

A region's workforce is a critical measure of its economic success. Children will become the future workforce, and a growing population ensures a steady supply of labor for the economy. Children represent the future human capital of an area. Investing in their education, healthcare, and overall development ensures a skilled and productive workforce in the long run. By providing quality education, the youth gain knowledge, skills, and abilities that contribute to economic growth and innovation. This means that the economy can continue to grow and produce goods and services that people need. Children also play a significant role in consumer spending. Families with children traditionally purchase more goods and services than those without children, which can stimulate economic growth. Children also have their own preferences and desires, which can influence what products are produced and marketed in a community and region. As the population ages, there will be fewer people of working age to support the growing number of retirees. Having children ensures that there will be a larger pool of taxpayers to support social security and other government programs. Approximately 26.6% of the Plain City population is under the age of 18, which is higher than Union County, 24.5%, Madison County, 19.8%, and the state of Ohio, 20.9%. This percentage of residents is projected to increase in Plain City by 11.2% by 2027. Plain City also has a base of residents that are in the prime working age of 20-64 with 2,421 residents falling in the 20-64 years old age cohort. The number of residents in their prime working years in Plain City is projected to increase by 9.3% by 2027.



Plain City Population (2010-2027)



Source: ESRI Demographics

The educational attainment of a region is highly important as it relates to the availability of a skilled workforce that is aligned with major employers both within a community and within a labor shed. Those regions with a high concentration of college educated workers are primed to retain and attract high-wage, white collar jobs in financial services, information technology, health care and professional service firms that drive many successful economies. Furthermore, education also plays a pivotal role in promoting social cohesion and inclusivity. It serves as a catalyst for fostering understanding, empathy, and respect among diverse individuals and cultures. Educational institutions provide platforms for collaboration, dialogue, and the exchange of ideas, promoting social integration and creating a sense of belonging within the community. Overall, an educated citizenry is better equipped to address societal challenges and drive positive change. Education cultivates critical awareness of societal issues, encourages active civic engagement, and fosters a sense of responsibility towards the community. Well-educated individuals are more likely to participate in democratic processes, volunteer for community initiatives, and contribute to the overall well-being of the community.

95.4% of Plain City residents are high school graduates which is above the averages in Madison County, 88.4%, Union County, 94.4%, the Columbus MSA, 92.4%, and the state of Ohio, 91.7%. Plain City also has a high rate of residents that have obtained a bachelor's degree or higher at 34.6%. This is above the rate in Madison County, 20.0%, and Ohio, 30.7%, but slightly below the rate in Union County at 37.8%, and the Columbus MSA at 39.0%.

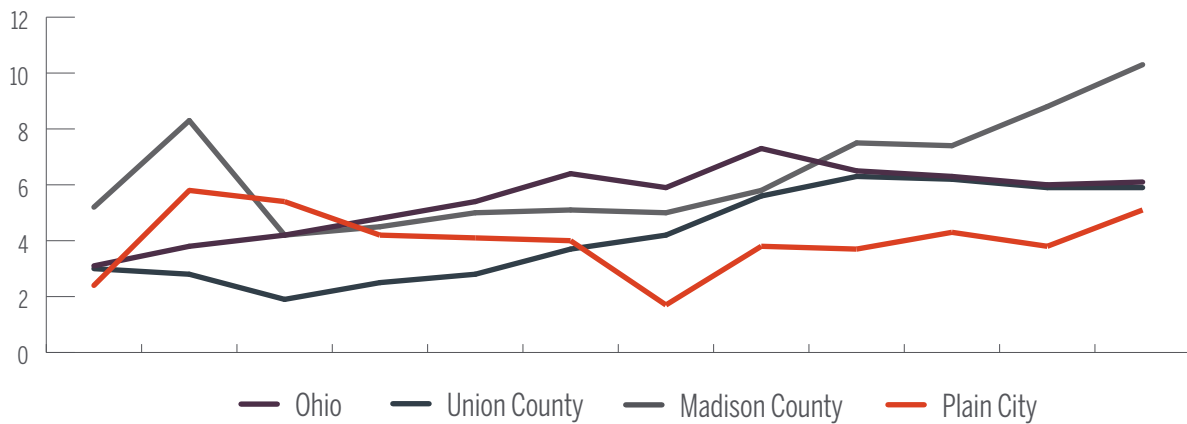
Plain City Educational Attainment Comparison					
Year	Plain City	Madison County	Union County	Columbus MSA	Ohio
Less than 9th grade	0.3%	2.7%	1.2%	2.8%	2.7%
9th to 12th grade, no diploma	4.3%	8.9%	4.5%	4.8%	5.5%
High school graduate (includes equivalency)	31.2%	40.6%	30.7%	26.5%	32.8%
Some college, no degree	24.5%	20.5%	18.8%	19.0%	19.2%
Associate's degree	5.1%	7.3%	7.1%	7.8%	9.0%
Bachelor's degree	19.5%	13.4%	24.7%	24.4%	18.9%
Graduate or professional degree	15.1%	6.6%	13.1%	14.6%	11.8%
High school graduate or higher	95.4%	88.4%	94.4%	92.4%	91.7%
Bachelor's degree or higher	34.6%	20.0%	37.8%	39.0%	30.7%

Source: U.S. Census Bureau, 2022



While no single number captures all the distinctions in the health of the labor market, the unemployment rate is considered one of the most important economic indicators. Low unemployment rates are often an indication of a growing economy. When more people are employed, there is more demand for goods and services, which can stimulate economic growth. High unemployment rates can lead to social instability and dependence on governmental assistance, as people who are unable to find work may require various unemployment and social assistance needs or become frustrated and turn to crime or other anti-social behaviors. Low unemployment rates can help promote social stability by ensuring that people have the resources they need to support themselves and their families. When more people are employed, there is a decrease in poverty rates as people can earn a living wage and support themselves and their families. This can lead to a reduction in the need for social welfare programs and other forms of government assistance. Except for mid-2018 to mid-2019, Plain City has had a lower unemployment rate compared to the state of Ohio every year since 2010. More importantly, Plain City and the surrounding region of Madison County and Union County fared better than the state in the height of the COVID-19 pandemic in 2020. The state of Ohio's unemployment rate nearly doubled from 2019 to 2020, increasing from 4.2% to 8.3%, while Plain City's unemployment rate only increased 0.4% during this same period. The resiliency of the Plain City economy during this recessionary period can be attributed to businesses deemed necessary to operate during the pandemic and a workforce that was engaged in sectors that remained open during the pandemic, such as healthcare, or those that remained employed via remote work models. Regardless, the types of jobs held by residents of Plain City are also resilient and are highly sought after in today's economy.

Regional Unemployment Rate Comparison (2010-2021)

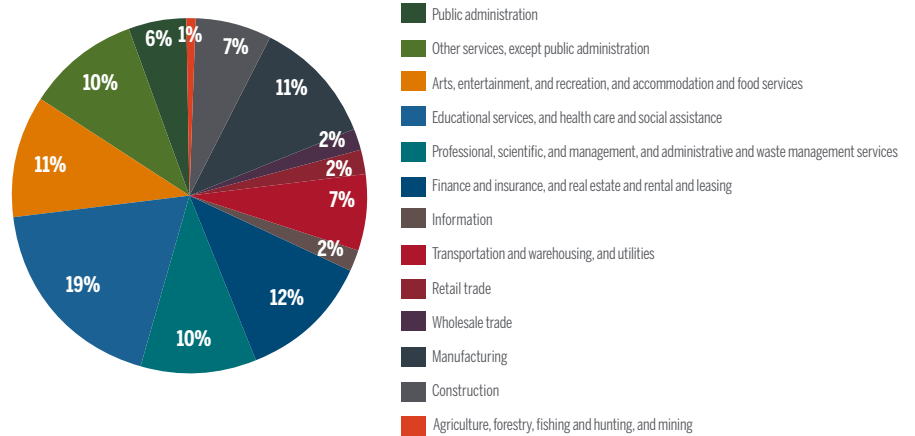


Source: U.S. Census Bureau

According to the United States Census Bureau, Industry is the type of activity at a person's place of work. The major employment sectors of Plain City residents are concentrated in Educational services, and Health care and social assistance, with 18.9% of the workforce in these top sectors. Finance and insurance, and Real estate and rental and leasing represent 12.1% of the workforce; Manufacturing, 11.4%, and Arts, entertainment, and recreation, and accommodation and food services, 11.0%. These top industries represent a 53.0% share of the Plain City industry employment composition. The smallest three industry sectors are in the Agriculture, forestry, fishing and hunting, and mining, 0.8%, Information, 1.7%, and Retail trade, 2.1%.



Plain City Industry Breakdown



Source: U.S. Census Bureau

QUALITY OF LIFE INDEX

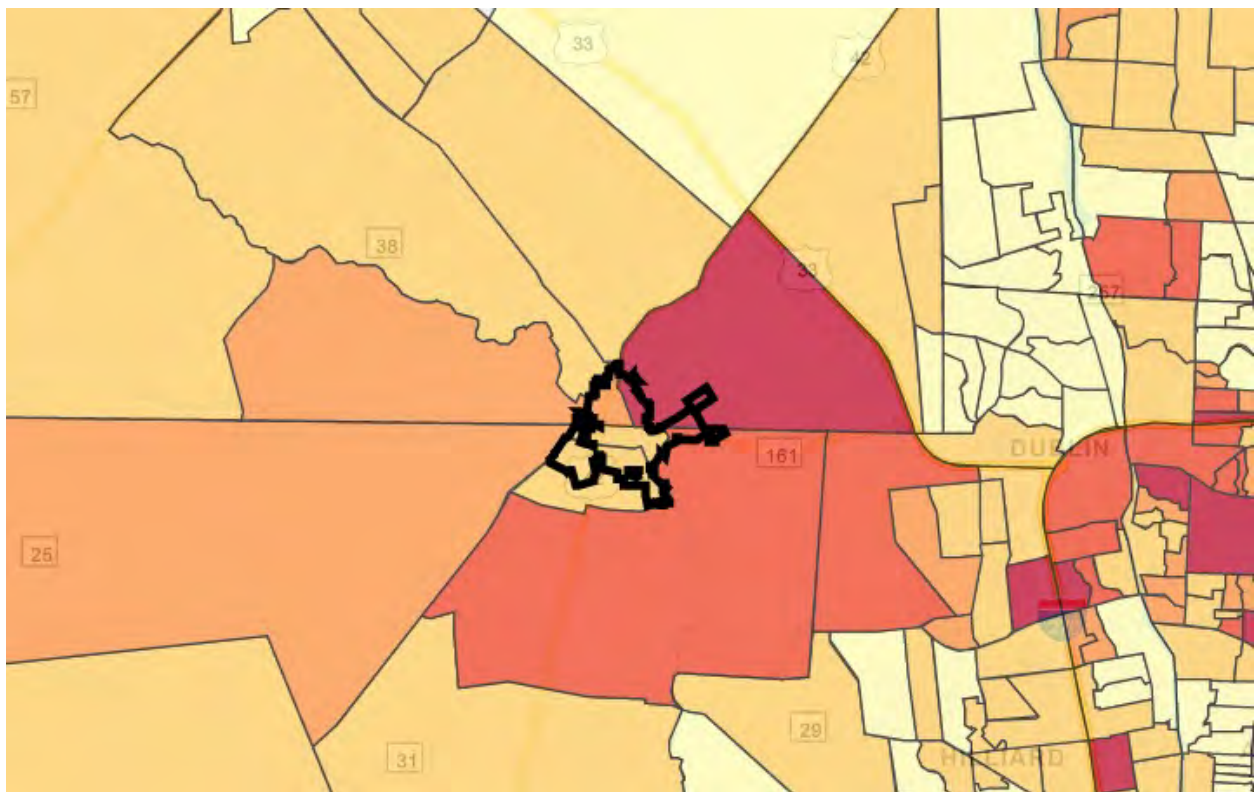
Montrose Group’s quality of life index (QLI) relies less on traditional cost of doing business measures such as occupational wage rates, construction and real estate costs and other traditional costs of doing business measures that drive larger manufacturing, logistics and industrial or technology based corporate site location projects. Instead, Montrose focuses on aspects regarding social well-being, access to healthcare, educational attainment, and more to display the status of a community. These aspects play an important role in creating a healthy community which in turn produces an impact on the economic status of an area. Many companies are more focused on the long-term prospects for a region to succeed and to be attractive to their workers to live. Overall, the quality of life within a community encompasses various interconnected factors that influence the well-being, happiness, and satisfaction of its residents. By prioritizing physical well-being, fostering social cohesion, promoting economic opportunities, and ensuring environmental sustainability, communities can create an environment where individuals can thrive, fostering a sense of pride and belonging. Recognizing the importance of a high quality of life is pivotal in shaping policies, investments, and initiatives that lead to the overall betterment and success of the community.

<p>Crime</p> <p>Assesses relative risk of crime in seven major crime areas including personal crime, murder, rape, robbery, assault, burglary, larceny, and motor vehicle theft</p>	<p>Housing</p> <p>Ratio of rental cost compared to income, breakdown of home prices by income, eviction rates, and cost of homeownership</p>	<p>Commute Times</p> <p>Average commute times as defined by U.S. Census Bureau compared to state averages</p>
<p>Walkability</p> <p>U.S. Environmental Protection Agency Walkability Index</p>	<p>Healthcare</p> <p>Analyzes premature deaths, adult obesity, uninsured residents, and Primary Care Physicians per resident</p>	<p>Education</p> <p>Assesses statewide performance index rating, high school graduation rate, high school degree or higher attainment, and Bachelors degree or higher attainment</p>
<p>Wealth</p> <p>Measures per capita income, poverty rate, personal savings, and per capita retail sales</p>		

The Montrose Group Quality of Life Index is a multidimensional analysis that scores key aspects of a community and can be thought of as an analysis of a range of objectively measurable community and social wellbeing conditions in seven key areas that are measured nationally and at the statewide level. Federal, state, and proprietary data sources are used to collect and analyze Quality of Life data which are weighted to generate a community Quality of Life score that is then compared to a baseline score of 100. Communities with a baseline score of 100 or higher have a ranking that meets or exceeds federal and state statistics, a score between 60-80 indicates a good ranking, and so on. Much like the federal location quotient statistic, communities with a higher QLI score have an exceptional competitive advantage over other areas. The QLI analysis should be used to understand strengths and weaknesses and identify opportunities to drive change via community development strategies, private sector engagement, and multi-jurisdictional cooperation. This wide scope makes QLI research a powerful, practical, and effective measure of socioeconomic development policies and actions.

Plain City Crime Index

Plain City Crime Score



Source : ESRI Demographics

A *Crime Index* provides a view of the relative risk of crime in a community as compared to the rest of the nation using data from resources such as the Federal Bureau of Investigation’s Uniform Crime Reporting system. According to economic theory, crime should decrease as economic growth and opportunity improve. Communities with lower crime indexes suggest higher labor force participation rates, stable wage rates, and lower risk for business operations. The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average

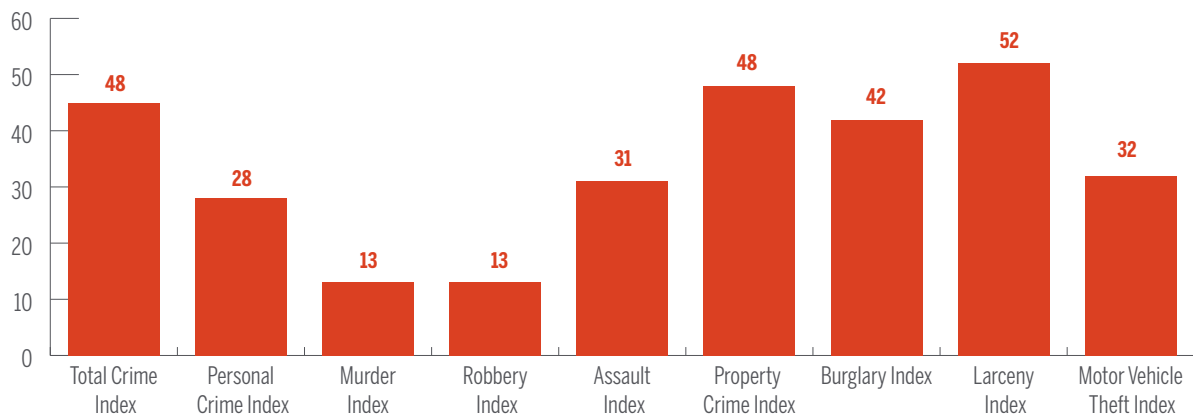


risk of occurring compared to the US. Values below 100 indicate the area has a below average risk of occurring compared to the US.

CrimeRisk is intended to provide an assessment of the relative risk of seven major crime types and their summarization to the block group scale. Relative crime rates are especially important in real estate applications, insurance underwriting, shopping center and stand-alone retail facilities. CrimeRisk is a block group and higher-level geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from most law enforcement jurisdictions nationwide. The crimes included in the database are the “Part 1” crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), except for Arson, for which data is very inconsistently reported at the jurisdictional level.

Crime Indexes provide a view of the relative risk of specific crime types. It is not a database of actual crimes, but rather the relative risk in an area compared to the United States in its entirety. Updated semiannually, the database includes indexes for several categories of personal and property crime. Plain City has a total crime index score of 45, which registers as an Excellent index rating and demonstrates the low relative risk of crime and the overall safety and well-being of the community. An excellent crime index score will be important to the health and wealth of the city, maintaining property values, and the attraction of private sector investment into targeted development areas within Plain City. This score is significantly lower than the state of Ohio’s total crime index score of 97. Overall, Plain City has significantly lower rates of crime in every single measured category in comparison to the state of Ohio averages and the national average.

Plain City Crime Index



Source : ESRI Demographics

Plain City Housing Index

Plain City Housing Score
58



Housing is an essential sector of the economy and makes up the largest component of an individual’s wealth at almost a third of the total assets.⁷ Quality housing must not only be reflected in the structural aspects of a home, but also in average prices. For individuals, the lower the price, the better. For communities, the higher



the price of housing, the better as property values translate into tax base. However, adequate housing across multiple price points can also facilitate labor mobility within an economy and as communities grow, corresponding growth of residential housing options must also keep pace. When looking at building a better community, housing affordability and availability is key to ensuring mobile talent considers your community as a viable community to live in and there is adequate housing stock to choose from. Plain City residents are spending a lower percentage of overall earnings on housing costs compared to the state averages. On average, Plain City residents spend 24.8% of their monthly income on their mortgage costs. This figure is lower compared to the state average of 26.5%. Renters within Plain City also spend less compared to statewide averages. The Plain City residents spend approximately 15.7% of their yearly income on rent compared to the statewide average of 17.0%. The vacant property rate in Plain City is 7.3%, which is well below the state average of 8.3%. This can be attributed to the high percentage of homeownership in Plain City (68.9%), which is 2.6% higher than the state of Ohio average of 66.3%. Overall, Plain City excels in housing when compared to the state of Ohio averages in all four measured metrics. Housing continues to be a top priority for municipalities around Ohio and especially in central Ohio. Plain City is positioned to obtain a significant amount of residential growth in the coming years.

Housing affordability in Plain City has emerged as a pressing concern, particularly in terms of attracting a diverse workforce from different backgrounds and industries. As the city seeks to foster economic growth and development, it becomes crucial that Plain City addresses this issue and ensures that housing remains affordable for both residents searching for single-family and multifamily housing. Monitoring the affordability of housing options is essential to understand the challenges faced by residents and workers in the area. By recognizing the importance of accessible housing, Plain City can take proactive steps to maintain a healthy balance between supply and demand, implement policies that promote affordable housing initiatives, and collaborate with developers and community stakeholders to find sustainable solutions. Ensuring affordable housing options not only helps attract a diverse range of workers but also contributes to the overall well-being and socioeconomic stability of the community.

Housing Comparison		
Area of Study	County	State
Rent As a Percentage of Income	15.7%	17.0%
Home Cost as a Percentage of Income	24.8%	26.5%
Vacancy Rate	7.3%	8.3%
Owner-Occupied Home Percentage	68.9%	66.3%

Source: U.S. Census Bureau

Plain City Commute Index

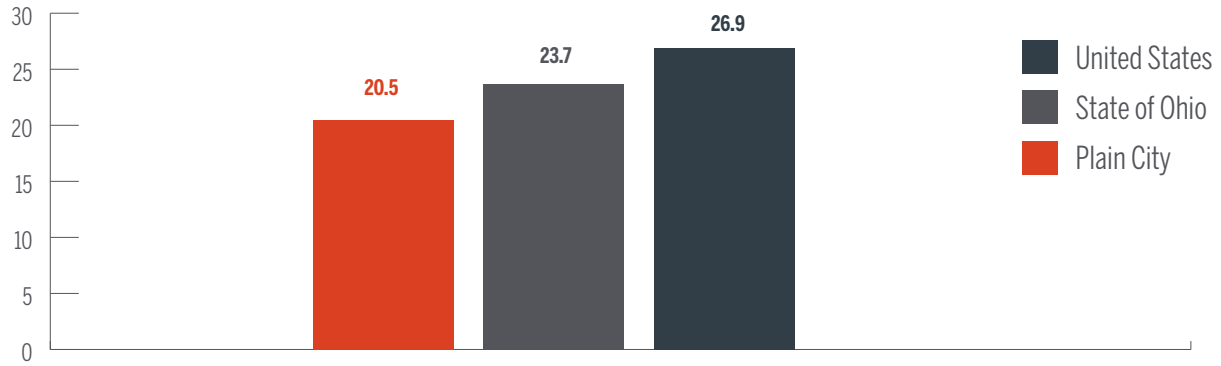
Plain City Commute Score



Commuting Times vary depending on the geographic locations and access to multiple modes of transportation. A diverse transportation network shortens commute times, increases company productivity and competitiveness, and increases access to a broader pool of talent. Arduous commutes may deter talent from considering jobs in each location.⁸ As businesses look to communities with quality-of-life features, convenient locations, and ease of travel to work by car, bike, or foot should be considered. Plain City has a significantly lower average commute time in comparison to the state of Ohio and national averages. During an average five-day work week, Plain City residents will spend 32 minutes less commuting to work than the average Ohio resident. Assuming the average citizen works five days a week for 49 weeks out of the year, the average Plain City resident will save 26.13 hours in commuting to work compared to the rest of the state.



Mean Commute Time Analysis



Source: U.S. Census Bureau

Total Commuters by County			
Madison County		Union County	
County Name	Commuters	County Name	Commuters
Madison County	8,427	Union County	15,304
Franklin County	8,320	Franklin County	8,557
Union County	823	Delaware County	1,669

Source: U.S. Census Bureau

Plain City Walkability Index

Plain City Walkability Score

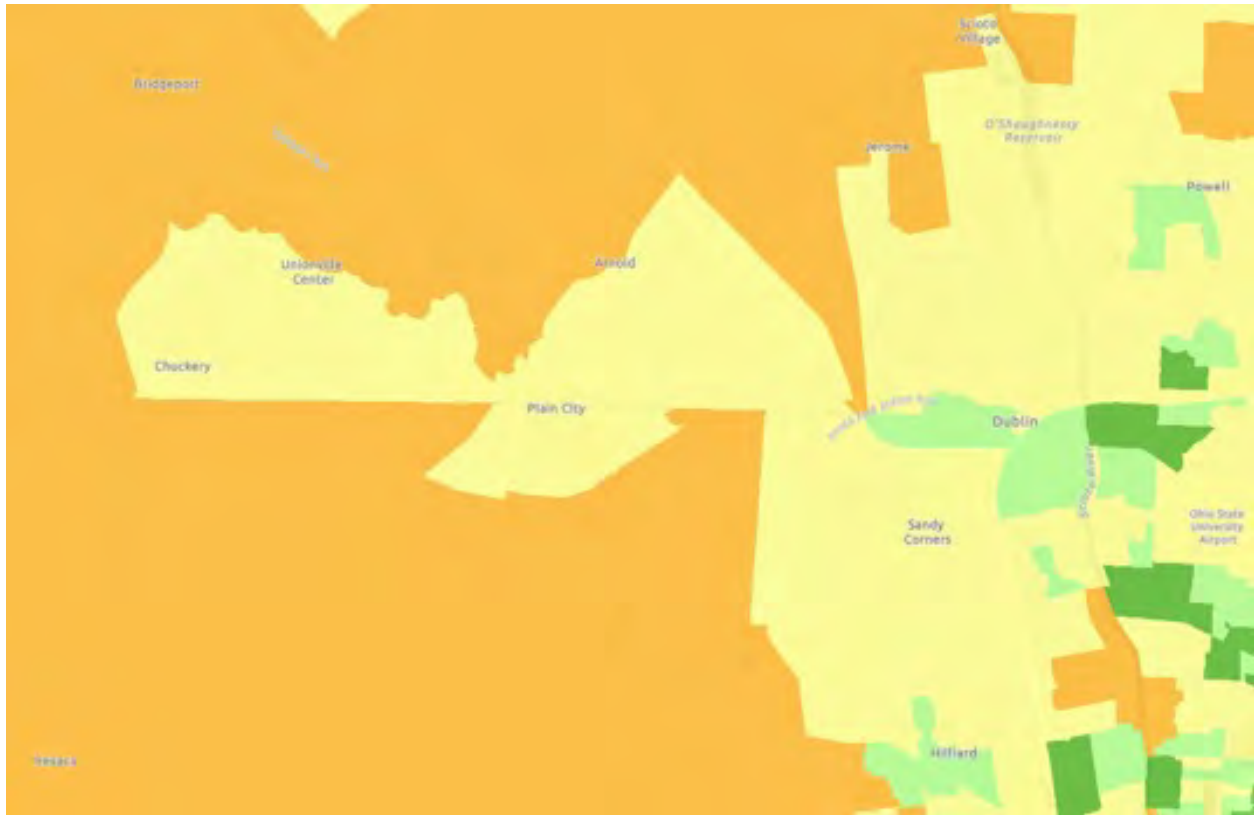


A **Walkability Index** is a nationwide geographic ranking system led by the U.S. Environmental Protection Agency. The Walkability Index uses selected variables on density, diversity of land uses, and proximity to transit to calculate the ease of walking around. Walkable communities vary depending on population and land mass (urban, suburban, rural) and consider access to public transit. The EPA's Walkability Index covers every census block group in the nation, providing a basis for comparing walkability from community to community. Selected variables incorporated into this index include:

- Intersection density - higher intersection density is correlated with more walk trips.
- Proximity to transit stops – distance from population center to nearest transit stop in meters where shorter distances correlate with more walk trips.
- Diversity of land uses:
 - o Employment mix – the mix of employment types in a block group (such as retail, office, or industrial) where higher values correlate with more walk trips.¹⁰
 - o Employment and household mix – the mix of employment types and occupied housing such that a block group with a diverse set of employment types (such as office, retail, and service) plus many occupied housing units will have a relatively high value and higher values correlate with more walk trips.



In recent years, Plain City has proactively undertaken measures to enhance its walkability. The city's leadership has recognized the importance of walkability as a key aspect of development and acknowledges the profound impact it can have on the overall well-being of the municipality. To ensure sustained progress, it is strongly advised that Plain City continues to prioritize and prioritize further improvements in walkability in the years to come.



Source: Environmental Protection Agency

Plain City Education Index

Plain City Education Score
56



The strategy for communities looking to attract talent and grow population should include an analysis of *Education*. Educational attainment has long been a cornerstone for business retention, expansion, new business attractions, and entrepreneurship. The level of education and occupational skills found in communities traditionally correlates to demonstrated economic growth and stability. Approximately half (51.4%) of all entrepreneurs hold at least a bachelor's degree.¹¹ From an individual's perspective, higher educational attainment is generally linked to better employment prospects, higher income, and a better quality of life. And from a Placemaking and QLI standpoint, communities should maximize opportunities to attract a skilled workforce that will not only fill existing jobs but will attract new employers and generate entrepreneurial activity that will draw in new entrepreneurs and business start-ups.

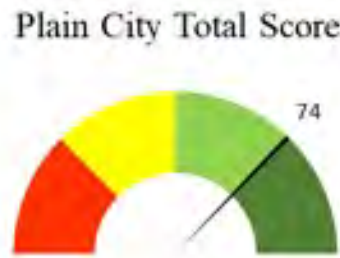


The Performance Index is a calculation that measures student performance on the Ohio Achievement Assessments/Ohio Graduate Tests at the 3rd, 4th, 5th, 6th, 7th and 8th grade levels and English I, English II, Algebra I, Geometry, Integrated Math I, and Integrated Math II.¹² The average performance index school score for Ohio schools in 2022 was 77.1. Jonathan Alder Local Schools was awarded a higher performance index score than the state average with a score of 92.4. In 2021, the statewide four-year graduation rate for the class of 2021 in the state of Ohio was 93.5%, while Jonathan Alder Local Schools reported a graduation rate of 95.6%. Plain City residents are also significantly more educated than the average across the state of Ohio. The percentage of residents in Plain City that have obtained a high school diploma or higher is 4.6% higher than the state of Ohio. While the percentage of residents in Plain City holding a bachelor's degree or higher is 5.6% higher than the state of Ohio average.

Education Comparison		
	Jonathan Alder	Ohio
PI Ranking	92.4	77.1
Graduation Rate	95.5%	93.8%
HS or Higher	95.4%	90.8%
Bachelor's degree or Higher	34.6%	29.0%
Per Pupil Expenditure	10,017.60\$	\$10,289.32

Source: Ohio Department of Education, U.S. Census Bureau

Plain City Wealth Index



Wealth in a QLI analysis considers education and income, however it also looks at the wealth of a community. Is a community's tax base growing? Are property values increasing? Are homeownership rates rising? Are residents actively engaged in the workforce? While these factors are analyzed individually, collectively they paint a picture for the future of a community. Plain City is comparatively better than Ohio and the nation in terms of per capita income, population in poverty, and personal wealth. These factors show that Plain City can create a healthy ecosystem for economic and social growth. Plain City should leverage these elevated population statistics when attracting prospective business opportunities. Low poverty rates and high per capita incomes are two of the main foundations for maintaining a healthy community. These aspects have impacts on a community that help promote small business growth, attract large private investment, and create healthy social interactions. Overall, Plain City is excellent in standing and should continue efforts to generate high-wage jobs and generate wealth in the community.

Wealth Comparison		
Area of Study	Plain City	Ohio
Per Capita Income	\$37,253	\$32,465
Poverty Rate	5.3%	13.4%
Assets	\$218,321.43	\$171,362.32
Earnings	\$1,941.17	\$1,591.09
Liabilities	\$34,484	\$26,057

Source: U.S. Census Bureau, ESRI Demographics



Quality of life is a dynamic concept that ranges over evolving objective and subjective measures. Determining quality of life is crucial to understand a community's overall contentment. Increasing quality of life measures impacts both the social and financial standings of residents. In today's rapidly growing world, it is crucial for Plain City to continue investing in initiatives, capital, and various endeavors that enhance the quality of life for its residents. The reasons for this are twofold: to prevent falling behind as a consequence of this rapid growth and to compete effectively in the region's highly competitive labor market. First, as Plain City experiences significant growth, it is essential to invest in initiatives that improve the quality of life for its residents. Rapid growth can bring about various challenges, such as increased traffic congestion, strain on infrastructure, and decreased access to amenities and services. By investing in initiatives that address these issues, Plain City can ensure that its residents continue to enjoy a high standard of living. Furthermore, by prioritizing capital investments, Plain City can seize the opportunities that rapid growth presents. Infrastructure projects and urban development initiatives can stimulate the local economy, attract businesses, and create jobs. This not only boosts the city's economic competitiveness but also provides employment opportunities for its residents. By investing in capital projects, Plain City can establish itself as an appealing destination for businesses, entrepreneurs, and investors, further driving economic growth and prosperity.

Considering all these factors Plain City can be regarded as having a high quality of life. The village excels in several key areas, including a very low crime rate, a high wealth index, short commute times, and an excellent supply of housing stock. Plain City stands out for its lower crime rates compared to surrounding areas and the state, establishing it as a safe community. The high housing index reflects the affordability of homes, low vacancy rates, and a homeownership rate that surpasses neighboring communities and the state as a whole. It is important to acknowledge that the affordability of housing in Plain City is undergoing a rapid change. While housing has generally been affordable throughout much of Plain City's history, that narrative is shifting. Specifically, Plain City will be required to focus on creating more affordable housing options within the village limits. Despite this challenge, Plain City outperforms the state of Ohio in all measured aspects of quality of life. Presently, Plain City is an excellent place to live from multiple perspectives.

Village of Plain City SWOT Analysis	
<p>Strengths</p> <ul style="list-style-type: none"> • Jonathan Alder is a great resource for attracting business and developers. • Tolles Career & Technical Center is very successful and provides residents with different employment opportunities. • Plain City is going to continue to grow at a significant rate. • The community's current mindset is more open to change, and growth compared to the past. Plain City government is supportive of new opportunities. • Local businesses like The Red Hen are highly successful. • The Big Darby and other local parks are a strong asset already in Plain City. • There is strength in being a small town. There is a real local community aspect and feel. 	<p>Weaknesses</p> <ul style="list-style-type: none"> • There is limited infrastructure in Plain City which is a hindrance to growth capabilities. • There is a lack of services within Plain City <ul style="list-style-type: none"> o Professional Services o Childcare o Grocery store o Mechanics • Plain City has limited resources for new local businesses which makes it difficult to deal with zoning, permitting, and other aspects of business formation. • There is limited parking within the downtown Plain City area. • There is very limited cheap housing for younger residents. All the new housing is very expensive. • Increase the connectivity throughout Plain City and the new residential developments. • Plain City is dependent on neighboring municipalities for utilities, land use, services, and more.
<p>Opportunities</p> <ul style="list-style-type: none"> • Utilize the Big Darby as an attraction and for residents and outdoor enthusiasts. • Plain City should develop and beautify the downtown into a premier small town downtown. • Expand the actual physical boundaries of the downtown Plain City. • Plain City should create a local business directory or chamber directory to provide residents with better access to local businesses. • Create a new identity for Plain City that is different from the old stereotypes. • Embrace what is unique about Plain City. 	<p>Threats</p> <ul style="list-style-type: none"> • Plain City has missed out on business development opportunities due to a lack of readily available land and buildings. • New developments and growth will strain the police and fire districts. • The community is growing faster than the local government. <ul style="list-style-type: none"> o Plain City needs a local building department. • Plain City is competing with Darby Township and municipalities. • Falling into the trap of becoming another typical Columbus suburb or bedroom community of Columbus. • There is a threat of uncontrolled growth within Plain City.



LISTEN SESSIONS REPORT

In the Spring of 2023, Montrose and the village of Plain City conducted four listen sessions with representatives and leadership in the community. The four groups represented stakeholders from education, government, community members, and business leaders within Plain City. The listen sessions were conducted via one-on-one discussions and stakeholder group discussions and included individuals from various sectors including business, utilities, development, education, real estate, government, elected office, not-for-profit organizations, and residents. Each participant was given a questionnaire ahead of time, included as Appendix A, and asked to provide feedback around each of the questions. The listening sessions were instructive and provided the village of Plain City and Montrose with the opportunity to understand the strengths and weaknesses that exist in the area and what the community wants to see by way of economic development. The challenges and opportunities identified in the listen sessions are outlined in the chart below.

Village of Plain City Listen Session Challenges & Opportunities

- Live. Work. Play. Village needs to have amenities for all.
- Village lacks professional services. Attorneys, day care, dry cleaner, accountants.
- Be mindful of rural character with future growth.
- Keep downtown historic district in place and attract new investment.
- Need to conserve Big Darby and use it as natural resource to attract new residents.
- Economically sustainable with a mix of uses. Light Industrial, Medical, Office.
 - Do not want to attract big box warehouses.
 - Target economic incentives to specific uses.
- Education is key to attracting new residents and businesses.
 - Jonathan Alder, Fairbanks, and Tolles are all actively taking steps to improve educational and facility outcomes.
- Enhance relationships with neighboring townships
- Need a cohesive clear vision that can be communicated to residents.
 - Communicate plan to residents through Village social media and a newsletter.
- 10 years from now want people to look back and say this was a well planned, deliberate, pragmatic approach to growth and development.

THE VILLAGE OF PLAIN CITY ECONOMIC DEVELOPMENT ACTION PLAN

“Do” steps in the Montrose economic development strategic planning report include the creation of an Economic Development Action Plan that outlines specific goals, strategies, and tactics that Plain City should follow to achieve additional economic prosperity outlined in short-term, near-term, and long-term goals tied to specific funding sources. Typical “Do” action steps focus on the creation of industry targets, workforce development strategies, site development strategies, economic development organizational models, and business retention and expansion programs. The Plain City Economic Development Action Plan focuses on how the Village of Plain City implements its economic development strategy, retention, and attraction of a new generation of workers and a diverse industry base to continue the economic success of the city through the adoption of a goal, numerically based outcomes, broad strategies, and specific tactics. Comprehensive economic development plan objectives are numeric measures of success that need to be used annually to determine the success or failure of the plan. These objectives need to align not just with the goal of the plan but also with the strategies and tactics. Metrics are essential to measuring the success of an economic development strategic plan. Reviewing simple measures of success in a silo such as unemployment rate, poverty, and personal income without comparing a region’s economy to others creates a weak measure of success. Successful economic development is not redeveloping a community “eyesore” but creating additional community wealth. The recommended Plain City Goals, Strategies, Objectives, and Tactics for the Montrose Group’s Plain City Economic Development Strategic Plan are in the graphic and discussion below.



Plain City Strategic Plan Goal

- Plain City will be a community of choice where residents can live, work and play

Plain City Strategic Plan Strategies

- Plain City should plan for economic growth focused on developing a diversified blend of residential, commercial and retail projects
- Plain City should be focused on economic development that will retain its small town roots while driving the creation of high-wage jobs in the city

Plain City Strategic Action Plan Objectives

- Double the number of net new jobs created in Plain City
- Double the number of residents living and businesses operating in Downtown Plain City

Plain City Strategic Action Plan Tactics

- Create a Community Improvement Corporation to focus on larger economic development projects such as Downtown Plain City, operation of the Plain City Future Fund, and the development of the Plain City Industrial Park
- Launch an aggressive redevelopment campaign for Downtown Plain City.
- Create the Plain City Industrial Park to capture high-wage manufacturing jobs..
- Define CEDA agreements for Plain City and the neighboring townships to shape the growth on the edges of Plain City.
- Create a Grow Local Campaign that helps retain the agricultural history of Plain City.

Plain City Strategic Plan Goal. The goal of the Plain City Economic Development Strategic Plan should not be to encourage growth anywhere or to embrace efforts to limit growth. Instead, Plain City should strive to use the creation of high-wage jobs and capital investment to spur investments that make Plain City a community of choice where residents can live, work and play. This goal should not be focused on making Plain City a suburb of Columbus but rather on developing a community where the residents can not only live but go to dinner and work the next day.

Plain City Strategic Plan Strategies. For Plain City to be a community of choice where residents live, work, and play, Plain City's Economic Development Strategic Plan needs strategies that help the community focus on economic growth with a diversified blend of residential, commercial, and retail projects in the parts of the village that the community wants the development. This strategy will help Plain City focus on economic development that will retain its small-town roots while driving the creation of high-wage jobs in the city.

Plain City Strategic Action Plan Objectives. Plain City's objectives that measure the success of the Plain City Economic Development Strategic Plan should not be based upon population growth- that is coming one way or the other. Instead, Plain City's economic objectives should center on doubling the number of net new jobs and the number of residents living and businesses operating in Downtown Plain City over five years. These objectives will ensure Plain City focuses on the creation of high-wage jobs and capital investment while retaining its small-town character.

Plain City Strategic Action Plan Tactics. To achieve the goal, strategies, and objectives of the Plain City Economic Development Strategic Plan, Plain City should implement the following action steps:

1. Create a Community Improvement Corporation to focus on larger economic development projects such as Downtown Plain City, the operation of the Plain City Future Fund, and the development of the Plain City Industrial Park;
2. Launch an aggressive redevelopment campaign for Downtown Plain City;
3. Create the Plain City Industrial Park to capture high-wage manufacturing jobs; and
4. Negotiate CEDA agreements for Plain City and the surrounding townships and municipalities to shape the growth on the edges of Plain City.
5. Create a Grow Local Campaign that helps retain the agricultural history of Plain City.



Action #1 Plain City should create the Plain City Community Improvement Corporation to create a greater focus on economic development projects.

How a community operates its economic development program is just as important as what that community's strategy is. The growth of Plain City, Union County and the Central Ohio region demand that Plain City enhance the operation of their economic development program. One tool that can enhance the operation of Plain City's economic development program is the creation of a Community Improvement Corporation (CIC).

A Community Improvement Corporation is a not-for-profit corporation authorized by the State of Ohio Legislature for the purpose of advancing, encouraging, and promoting the industrial, economic, commercial, and civic development of a community or area. The State of Ohio Legislature enacted the ability to form a CIC over forty years ago, and there are over 235 CICs active statewide.¹³ An Ohio CIC can have the following powers if designated by a municipality or village: borrow money for any purpose of the corporation; acquire, convey, dispose of, hold, lease, purchase, receive, sell, sublease, and/or transfer real and personal property; acquire associations, business, corporations, firms, goodwill, joint stock companies, other assets of any persons, partnerships, real and personal property, rights, and trusts, to acquire improved or unimproved real estate for the purpose of constructing industrial plants or other business establishments thereon or for the purpose of disposing of such real estate to others in whole or in part for the construction of industrial plants or other business establishments, to do all acts and things necessary or convenient to carry out the powers especially created in Chapter 1724 of the Revised Code, and to serve as an agent for grant applications and for the administration of grants. CICs are established by filing Articles of Incorporation with the Secretary of State of Ohio. The Articles must designate a Statutory Agent, location, and purpose. The Attorney General of Ohio reviews and approves the Articles of Incorporation. The CIC must also adopt a Code of Regulations. A CIC is governed by a Board of Directors and Officers. There is no limit to the size or manner of appointment of members to the Board of Directors, except that if the CIC is a "designated agency" for a local government, then at least 40% of the Board must be elected or appointed by officials of the political subdivision(s) which established the CIC. Typically, CICs are established so that they can act as "designated agents" for local governments, and on their behalf, perform and provide economic development programs and assistance.

Powers of Ohio CICs

- To prepare an Economic Development Plan for industrial, distribution, and research development in conformance with the Plan
- To insure mortgage payments
- To incur debt, mortgage property and issue obligations for the purpose of obtaining, constructing and approving buildings, properties and sites. The debt is not the debt of the township
- To promote and encourage growth of industrial, commercial, distribution, and research facilities
- To buy or sell land at or below fair market value without advertising or bidding
- To convey public property to a CIC without advertising or bidding

As mentioned above, a wide range of smaller communities created CICs to support and not necessarily to replace their local economic development program. The logos below illustrate just a few smaller Ohio communities that have formed CICs.





Plain City should take the following steps to create the Plain City CIC:

- File Articles of Incorporation with the Secretary of State of Ohio to create the Plain City CIC that designate them as a Statutory Agent for Plain City with a focus on economic development in Plain City and its purpose is to focus on leading the redevelopment of Downtown Plain City, develop and operate a Plain City revolving loan fund for small businesses, develop a Plain City Industrial Park and other economic development duties as assigned;
- The Plain City CIC needs to adopt a Code of Regulations that outline the operation of the CIC, board makeup, the process to appoint officers, strategic focus, and other operational aspects of the organization;
- The Plain City CIC should recruit a Board of Directors that reflects the community's commitment to economic development but does not create a conflict of interest for the board members related to their personal or business interests. 100% of the Plain City CIC Board members should be appointed by the Village of Plain City.
- The Plain City CIC should be funded with a budget allocation of \$100,000 annually that will permit the Plain City CIC to hire staff and begin its operation.

Establishing and providing financial support to the Plain City CIC (Plain City Community Improvement Corporation) will bolster the village's capacity to execute the Plain City Economic Development Strategic Plan while minimizing the impact on the already limited resources of the current village staff. The primary emphasis of the Plain City CIC should be on prioritizing initiatives that foster economic development and job creation. Furthermore, it is crucial for the Plain City CIC to actively collaborate with neighboring townships. By taking on this responsibility, the CIC alleviates the workload of the current village staff while driving economic growth. Additionally, fostering collaboration with neighboring townships enables a collective approach towards regional development. Through these actions, the Plain City CIC can contribute significantly to the realization of the village's economic potential and the betterment of its community.



Action #2: Revitalize Downtown Plain City into a residential community friendly environment that is also a conducive hub for business.

Plain City's goal of retaining its small-town roots starts with the redevelopment of downtown. A revitalized Downtown Plain City is a vital strategy for Plain City to unlock its full economic potential while retaining its small-town feel. With a comprehensive revitalization approach, Plain City can harness the power of urban transformation to drive economic growth, foster community engagement, and cultivate a vibrant and livable urban environment. By investing in downtown redevelopment, Plain City can reimagine its core center as thriving for commerce, culture, and social activity. There are currently 40 businesses and organizations located within downtown Plain City. Over the next five to ten years Plain City should aim to double the number of businesses located in their downtown going from a total of 40 to 80. Here are several compelling reasons why downtown redevelopment is crucial for the overall well-being and prosperity of a city:

- **Economic Growth and Job Creation:** Revitalizing downtown areas offers tremendous economic opportunities. By attracting new businesses, retail establishments, and cultural institutions, municipalities can spur job creation and generate increased tax revenue. Redeveloped downtowns become magnets for entrepreneurs, startups, and established companies alike, fostering an environment of innovation and business growth. The influx of new businesses also stimulates additional economic activities, such as increased tourism, hotel occupancy, and dining options, further bolstering the local economy.
- **Increased Property Values and Tax Base:** Downtown redevelopment often leads to a surge in property values, benefiting both property owners and the city's tax base. As neglected or underutilized properties are revitalized and repurposed, property values tend to rise, attracting new investments and encouraging private development. The subsequent increase in property tax revenue provides municipalities with additional resources to invest in essential public services, infrastructure upgrades, and community projects, ultimately benefiting all residents.
- **Enhanced Quality of Life:** A vibrant downtown contributes significantly to the overall quality of life for residents. By creating walkable and bike-friendly neighborhoods, mixed-use developments, and public gathering spaces, downtown redevelopment fosters a sense of community and social connectivity. Revitalized downtowns often feature parks, plazas, cultural venues, and entertainment options, serving as focal points for residents to gather, engage in cultural activities, and build lasting connections. Additionally, the presence of diverse businesses and amenities within a compact area makes downtowns convenient and accessible, reducing the need for long commutes and promoting a sustainable lifestyle.
- **Preservation of Historic and Cultural Heritage:** Many downtown areas boast rich histories and architectural heritage that reflect a city's identity and cultural roots. Redevelopment projects often prioritize the preservation and adaptive reuse of historic buildings, blending the charm of the past with modern functionality. By safeguarding and promoting historic and cultural assets, cities can foster a unique sense of place, attracting visitors and instilling community pride. These revitalized spaces serve as living history, cultural hubs, and educational resources that contribute to a city's cultural tourism and identity.
- **Sustainable Urban Development:** Downtown redevelopment aligns with principles of sustainable urban development. By focusing on revitalizing existing urban areas rather than expanding into greenfield sites, cities can mitigate urban sprawl, conserve natural resources, and reduce carbon emissions. Compact and mixed-use developments in downtown areas promote energy efficiency, reduce transportation demands, and encourage public transit usage. Moreover, adaptive reuse of existing buildings minimizes waste and promotes sustainable building practices, further enhancing a city's environmental stewardship.

Plain City should take four distinct steps to redevelop the Downtown that include: assist with the creation of a Plain City Main Street Program to provide leadership and programming to redevelop Downtown Plain City; create a Tax Increment Financing (TIF) District to fund essential public infrastructure such as parking in Downtown Plain City; create a Downtown Redevelopment District (DRD) to support the redevelopment in and around certified historic structures; simplify Plain City zoning codes to simplify the process to develop residential development above storefronts and other first story uses of building in Downtown Plain City; create a small business revolving loan fund to act as a recruiting tool for retail and office/co-working space in Downtown Plain City.



Downtown Plain City Redevelopment Action Steps

- Main Street Program Creation
- TIF Creation
- DRD Creation
- Revolving Loan Fund Development

• **Create a Main Street Program.** To support the redevelopment of Downtown Plain City, a Main Street Program should be created modeled after the program operated by Heritage Ohio. The Ohio Main Street Program, administered by Heritage Ohio, works with communities across the state to revitalize their historic or traditional commercial areas.¹⁴ Based in historic preservation, the Main Street approach was developed by the National Trust for Historic Preservation to save historic commercial architecture and the fabric of American communities' -built environment but has become a powerful economic development tool as well.¹⁵ The Plain City Main Street program should be designed to improve all aspects of the downtown or central business district, producing both tangible and intangible benefits. Improving economic management, strengthening public participation, honoring historic preservation and beautification, and making downtown a fun place to visit are critical to recruiting new businesses and residents. Building on Plain City's Downtown's inherent assets — rich architecture, personal service, and traditional values and most of all, a sense of place — the purpose behind the Plain City Main Street Program should rekindle entrepreneurship, downtown cooperation, and civic concern. The Plain City Main Street Program should be built upon five key points to create a total image for the community: engaging in investing opportunities that physically expand the footprint of the current downtown, providing the retail/professional area with its necessary market niche, creating a cohesive visual identity unique to the community, and nurturing a cultural ambiance associated with the community's location, appearance, and way of life. The Plain City Main Street Approach should build on existing resources and fosters improved community leadership and support on behalf of the Central Business District for the long term focused on building a Downtown Plain City organization, focusing on the design elements of Downtown Plain City such as the appearance of buildings, but also of street lights, window displays, parking areas, signs, sidewalks, streetscapes, landscaping, promotional materials and all other elements that convey a visual message about what the downtown is and what it has to offer, promotion of Downtown Plain City through marketing the downtown's unique characteristics to shoppers, investors, new businesses, tourists, and others, and promotion of economic development through strengthening the existing economic base of the downtown while diversifying it through helping existing downtown businesses, recruiting new businesses, providing a balanced mix, converting unused space into productive property, and sharpening the competitiveness of downtown merchants. In the past, the Uptown Plain City Organization (UPCO) operated as a successful entity with the goal of promoting Downtown Plain City. Unfortunately, due to insufficient funding and investment, the organization has ceased operations. As a volunteer-based organization, UPCO faced challenges in effectively promoting the revitalization of Downtown Plain City due to limited financial resources. Therefore, it is crucial to extend the necessary level of support to the newly established Plain City Main Street Program to ensure the success of this new group moving forward. Either funding should be provided to retain an outside firm to operate the Plain City Main Street Program or staff for the Plain City Main Street Program or the Uptown Main Street Program should be allocated.

• **Create a Downtown Plain City TIF District.** A TIF is an economic development mechanism available to local governments in Ohio to finance public infrastructure improvements and, in certain circumstances, residential rehabilitation.¹⁶ A TIF works by locking in the taxable worth of real property at the value it holds at the time the authorizing legislation was approved, and payments derived from the increased assessed value of any improvement to real property beyond that amount are directed toward a separate fund to finance the construction of public infrastructure defined within the TIF legislation.¹⁷ A TIF may be comprised of specific parcels or an "Incentive District." An Incentive District TIF is defined as (a) an aggregation of individual parcels of real property comprising an area no larger than 300 contiguous acres and (b) exhibits one or more characteristics of economic distress, as listed in § 5709.40(A)(5) of the Ohio Revised Code, and municipalities, townships, or counties may establish these Incentive Districts.¹⁸ The Service Payments collected through an Incentive District TIF can be used to fund public infrastructure improvements anywhere within the district, even if the public infrastructure does not directly benefit every parcel within the district.¹⁹



Local governments may authorize Incentive District TIFs to fund a number of public infrastructure needs including public roads and highways, water and sewer lines, remediation, land acquisition, demolition, the provision of gas, electric, and communications service facilities, and the enhancement of public waterways.²⁰ Along with public infrastructure improvements previously noted, Service Payments generated from private improvements in an Incentive District TIF may be used to fund residential housing renovation projects as long as the TIF includes a public infrastructure component.²¹ A taxpayer whose operations are located within an Incentive District TIF continues to make payments to the jurisdiction in an amount equal to the real property tax liability that otherwise would have been due had the property not been exempted. These payments in lieu of taxes, or Service Payments, are collected by the county treasurer in the same manner as real property taxes, but are deposited into separate public improvement tax increment equivalent funds.²² A local political jurisdiction may exempt the value of private improvements from real property taxes up to 75 percent for a term of up to 10 years without authorization of the impacted school board (s).²³ In those municipalities that levy their own income taxes, if the respective project receiving assistance generates annual payroll for new employees of \$1,000,000 or more, legislatively authorized Incentive District TIFs must be accompanied by revenue sharing agreements with the affected city, village, and/or exempted school board(s).²⁴ If a municipality and the impacted school board(s) fail to execute an acceptable compensation agreement within six months following the passage of the legislation, the municipal income tax revenues generated from the new employees be divided on a 50/50 basis between the two parties.²⁵ Municipalities create TIFs must notify their county commissioners of the plans for the TIF. The county may accept or object, through legislation, to the rate and/or term of the exemption proposed under the Incentive District TIF and certify this legislation to the local jurisdiction within 30 days of notice receipt.²⁶ If the county does not object, the municipality or township may adopt the Incentive District TIF and no compensation is thereafter payable to the county. If the county objects to the rate and/or term, a negotiation between the county and local jurisdiction may be made that will provide compensation to the county.²⁷ The compensation may not exceed the property taxes foregone by the county as a result of the exemption, and, if following an objection no compensation agreement is reached, the legislation creating the Incentive District TIF must provide compensation to the county in the 11th and subsequent years of the exemption period.²⁹ The compensation will be equal to 50% of the county's foregone taxes or, if the objection was to the exemption percentage in excess of 75%, the compensation will be equal to not more than 50% of the county's property taxes foregone that are in excess of the 75% exemption.³⁰

Plain City should create a Plain City Downtown TIF to support the development of public infrastructure and housing needed for the redevelopment of Downtown. Plain City should take the following steps to create the Downtown Plain City TIF: Plain City needs to complete a fiscal analysis to determine the amount of revenue a TIF could potentially generate in up to a 300 acre Downtown Plain City TIF, identify potential public infrastructure expenses that a Downtown Plain City TIF can generate, determine if a 75%, 10 year TIF is sufficient for the Downtown Plain City's public infrastructure needs or a larger TIF up to 100% for 30 years is needed, notify the local school districts of their plans to create a TIF, meet with the local school districts to determine their support for a Downtown TIF, and negotiate a compensation agreement between Plain City and the local school districts if needed, provide notice to impacted property owners if needed of the plans for the creation of the Plain City Downtown TIF, hold a public hearing if needed regarding the plans for the Plain City Downtown TIF, the Union County Commissioners must be notified at least 45 business days prior to acting on the Downtown Plain City TIF legislation to create the district. and adoption of the Plain City Downtown TIF authorizing legislation that authorizes a 75% for 10-year TIF to cover up to a 300-acre district including Downtown Plain City or enact a TIF for 100% for a 30-year term if the local school board agrees and/or gains a Payment in Lieu of Taxes from Plain City through a compensation agreement.

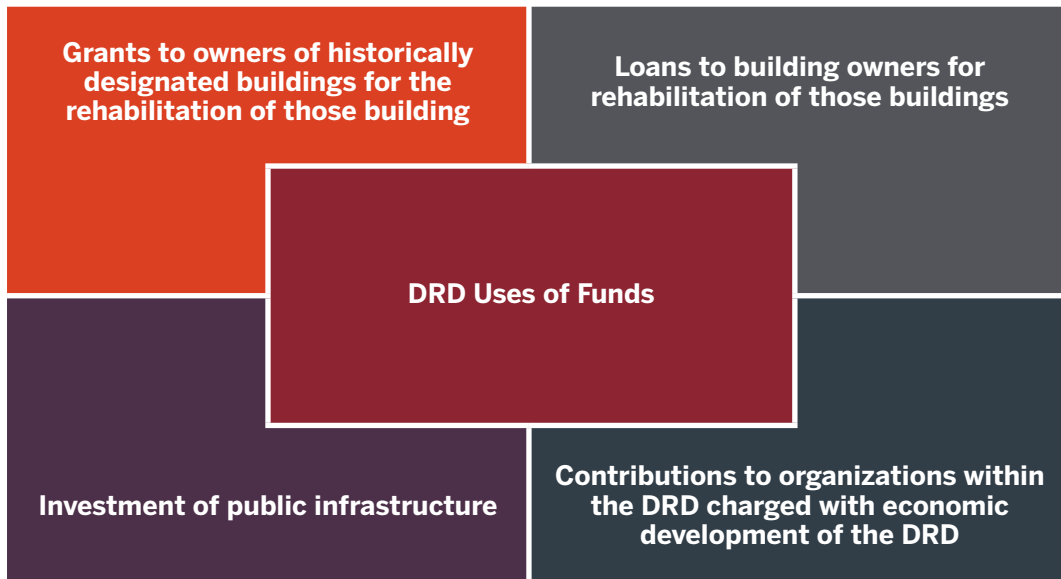
- **Create Plain City DRD.** Plain City needs to utilize historic preservation economic development tools in Downtown Plain City to spur investment but also to preserve the character of the community that redeveloped historic structures provide. Ohio's Downtown Redevelopment (DRD) program is an important historic preservation redevelopment tool.



Ohio Downtown Redevelopment District Process



Ohio's DRD law permits municipalities to redirect up to 70% of future property tax growth in a 10-acre continuous district that includes a certified historic structure or buildings in a historic district. DRDs do not raise property taxes but redirect a portion of future growth. DRDs encourage the preservation of historic properties and spur new capital investment and job growth in Ohio municipalities. DRDs redirect property tax revenue for one of four uses: grants to historic properties, loans to non-historic properties, public infrastructure, and operations of economic development organizations. DRDs can be used for the redevelopment of property for a range of uses including commercial, office, mixed-use, retail, and industrial, and for residential that is in a mixed-use area.



A downtown redevelopment district must be anchored by a historic property or a historic district. Downtown Plain City is home to one historic structure, Farmers National Bank, located at the southwest corner of Main Street and Chillicothe Street. The property was added to the national historic register on March 9th, 1995. The national register reference number is 95000168. The significant dates for this building are 1902 and 1930, and the periods of significance are 1900 – 1924 and 1925 – 1949. Downtown redevelopment districts have a maximum allowable area of ten acres. Plain City should use the historic Farmers National Bank building as the anchor property in their downtown redevelopment district. Three sample photos are provided below to illustrate the size and scope of a potential Plain City downtown redevelopment district.

Sample Plain City Downtown Redevelopment District #1



Sample Plain City Downtown Redevelopment District #2



Sample Plain City Downtown Redevelopment District #3



- **Develop a Plain City Revolving Loan Fund.** Plain City should create a revolving loan fund to support the development of small businesses in the community. A revolving loan fund (RLF) is a type of financing mechanism that provides loans to borrowers for specific purposes, such as business development, community projects, or housing initiatives. It is called a "revolving" fund because typically the money repaid by borrowers is reinvested into the fund, allowing it to be continually recycled or "revolve" to provide loans to new borrowers.

The key characteristic of a revolving loan fund is that the principal and interest payments from previous loans are used to make new loans, creating a self-sustaining cycle of lending. As borrowers repay their loans, the funds become available for redistribution to other individuals or organizations in need of financing. Revolving loan funds are commonly used by governments, non-profit organizations, and financial institutions to support economic development, entrepreneurship, affordable housing, and other initiatives that aim to stimulate local or regional growth. These funds often target underserved communities or sectors that may have difficulty accessing traditional financing. The terms and conditions of revolving loan funds vary depending on the specific program or organization managing the fund. Interest rates, loan amounts, repayment periods, and eligibility criteria are typically defined by the fund administrators based on the fund's objectives and the financial viability of the projects or borrowers being considered.

There are numerous municipalities throughout the United States that have adopted a revolving loan fund program to assist their economic development efforts. The adoption of revolving loan fund programs was expedited due to the emergence of the COVID-19 pandemic in 2020. The profound impact that the pandemic had on small businesses created the opportunity for local governments to create new ways to support small business.

Ohio Revolving Loan Fund Benchmarking			
Area of Study	Loan Information	Loan Committee	Other Information
Delaware County	<p>\$3.25 million in total funds.</p> <p>4% interest rate with \$1,000 flat fee.</p> <p>Loans from \$10,000 to \$50,000 are available.</p> <p>Interest only payments are required for the first six months</p>	<p>The County has partnered with Powell-based Buckeye State Bank to administer the program.</p> <p>The County has partnered with the Delaware County Finance Authority to help manage the RLF process.</p> <p>The loans are administered through a six-member local Delaware County Economic Recovery Advisory Team.</p>	<p>The Delaware County Finance Authority, Orange Township, and Liberty Township all contributed \$250,000.</p>
City of Bowling Green	<p>Interest rates will be fixed at 2/3 of prime interest as quoted by the Wall Street Journal on the day of closing for the duration of the loan.</p> <p>The only loans available are fixed asset loans to manufacturers, industry and commerce in Bowling Green, Ohio for acquisition of an existing business, inventory and equipment purchase and/or repair or working capital.</p> <p>At least one full-time permanent position or full-time equivalent (2,080 hours annually) must be created for every \$35,000 of program funds requested.</p> <p>The applicant must demonstrate that the proposed project is viable, and the business will have the economic ability to repay the funds.</p>	<p>A five-member Revolving Loan Approval Board (LAB) will administer the operation of the fund, review and approve applications.</p> <p>The loan board currently consists of four local business representatives from finance, real estate, and legal institutions as well as a Bowling Green Economic Development representative.</p>	<p>The area served by the RLF Program shall be the corporation limits of the city of Bowling Green.</p> <p>All RLF loan recipients must be private, for-profit enterprises located in the city or planning to locate within the city's limits.</p> <p>The city also offers micro loans for businesses seeking \$10,000 or less.</p> <p>The micro loan may be used for working capital, equipment purchase/repair, or inventory.</p>
City of Youngstown	<p>The standard maximum loan amount is \$150,000.</p> <p>Interest rates on loans will be fixed. The standard RLF interest rate on RLF loans will be determined based on the project and collateral. The standard rate will be two points below prime, but not less than 3%.</p> <p>Loans will be a minimum of five years preceded by a 12-month interest only period.</p>	<p>The fund is managed by the Economic Development Loan Committee comprised of at least five people chosen by the VP Board of Directors from the membership, community development stakeholders.</p> <p>Each member of the Loan Committee shall serve for a term of three years or until such organization shall cease to function.</p>	<p>The administrative support for the fund will be provided by VP's Lending Team Staff. VP uses Ventures+™, a loan management software program to manage its loan portfolio and administrative activity, including ACH loan payments.</p>



Plain City should create the Plain City Tomorrow Fund in partnership with local financial institutions and engage their CIC to operate the Plain City Tomorrow Fund with a focus on financing this small business revolving loan fund. The Plain City Tomorrow Fund will be a gap financing measure primarily used for the development and expansion of small businesses located in Plain City. It will be a self-replenishing pool of money, utilizing interest and principal payments on old loans to issue new ones. The Plain City Tomorrow Fund should be established as a revolving loan fund that provides access to a flexible source of capital that can be used in combination with more conventional sources. The Plain City Tomorrow Fund will not replace traditional bank financing but will be a bridge between the amount the borrower can obtain on the private market and the amount needed to start or sustain a business. For example, a borrower may obtain 60 to 80 percent of project financing from other sources.

The Plain City Tomorrow Fund may issue loans at market or otherwise competitive and attractive rates with flexibility in collateral and terms and competitive interest rates. However, the Plain City Tomorrow Fund should be built on sound interest rate practices and not perceived as a free or easy source of financing with a business model that generates enough of an interest rate return to replenish the fund for future loan allocations. With competitive rates and flexible terms, the Plain City Tomorrow Fund should provide access to new financing sources for the borrower, while lowering overall risk for participating institutional lenders.

The Plain City Tomorrow Fund could provide loans for the following uses:

- Operating capital
- Acquisition of land and buildings
- New construction
- Facade and building renovation
- Landscape and property improvements
- Machinery and equipment.³¹

The Plain City Tomorrow Fund could provide loan terms that vary according to the use of funds. A loan used for working capital, for instance, may range from 3 to 5 years, while loans for equipment are up to 10 years and real estate loans may last 15 to 20 years.³² However, the Plain City Tomorrow Fund should focus on terms fixed to the useful life of the asset financed. The Plain City Tomorrow Fund could provide loan amounts that range from small (\$1,000 to \$10,000) to mid-sized (\$25,000 to \$75,000), with larger (\$100,000 to \$250,000 and up) amounts available when the borrower has secured a substantial sum from private lenders.³³

Finally, the Plain City Tomorrow Fund could gain initial funding, or capitalization, from Plain City in partnership with local financial institutions and philanthropic organizations. Plain City Tomorrow Fund borrowers should be held to standard financial requirements in loan security. The critical steps that should be followed to set up the Plain City Tomorrow Fund include:

- Research existing RLF's and compile samples of application forms, program guidelines, and other materials;
- Invite lenders and potential borrowers to participate in the design process;
- Establish the purpose of the RLF including a needs assessment;
- Set the eligibility requirements for borrowers;
- Determine the allowed uses of funds as well as prohibited uses;
- Set a minimum and maximum amount for the loans;
- Decide if the loans must be matched by existing equity or other sources of funds;
- Determine the length of the loan term, which may vary based on the use of the loan;
- Establish an application fee, origination fee, and policies regarding closing costs;
- Define the default and delinquency terms;
- Decide if the interest rate will be variable or fixed and whether the rate will vary based on the project;
- Develop the loan application form and create a short pre-application form or checklist to help borrowers determine if they are eligible;
- Set up a committee to review loan applications;
- Determine the administrative duties and staffing needs associated with the program;
- Promote the RLF and capitalize with funds from grants and individual donations; and
- Provide loans and technical assistance to borrowers.³⁴

Before a loan is issued, a business or prospective business should supply the following documentation:



- Business plan
- Business experience and management information
- Credit history and financial statements
- Sufficient collateral to repay bank and RLF funding
- Other personal or corporate guarantees on the project
- Cash flow projections.^{x5}

Plain City Tomorrow Fund borrowers will need to report their economic growth and community revitalization through annual performance measure reports such as the number and type of jobs created or retained; increase in tax revenue; private funding relative to public investment; and benefits to low and moderate-income citizens, from business ownership to job opportunities.

Action 3: Develop the Plain City Industrial Park.

Industrial parks provide a designated area where businesses from related industries can cluster together. Industrial parks are typically developed with robust infrastructure and tailored services to support industrial activities. They often have well-designed layouts, roads, utilities (such as water, electricity, and telecommunications), and transportation connections. This infrastructure enables efficient logistics, smooth operations, and cost savings for businesses within the park. Additionally, industrial parks may offer shared services such as security, waste management, maintenance, and administrative support, relieving individual companies of these burdens. Industrial parks have a significant impact on job creation and local economies. By attracting businesses, industrial parks generate employment opportunities for both skilled and unskilled workers in the surrounding areas. The establishment of new industries and the expansion of existing businesses within the park stimulate economic growth, increase tax revenue, and contribute to the development of ancillary businesses and service providers. Industrial parks often benefit from streamlined regulatory processes and simplified permitting procedures. Local governments and authorities may establish expedited approval mechanisms or provide dedicated support to businesses within the park. This facilitates faster setup and expansion of industrial operations, reducing administrative burdens and enabling companies to focus on their core activities. Industrial parks can attract a diverse range of businesses, leading to a cluster effect that enhances regional economic diversification. By having multiple industries co-located, a region becomes less reliant on a single sector, reducing vulnerability to economic downturns. The presence of complementary industries within the park can also create a multiplier effect, where the success of one company or sector positively influences others, fostering overall economic resilience and stability.



Developing an industrial park is part economic development strategy part real estate transaction and part local land use and entitlement and incentive process.

Industrial Park Development Steps

- Define the industrial growth potential in the region
- Define key industry sector strength of the site and region
- Identify potential sites aligned with key industry targets
- Identify availability of utilities located at the potential sites
- Understand the potential sites infrastructure capacity
- Define the sites skilled and available workforce
- Understand the site's geotechnical and environmental challenges
- Negotiate site ownership interest
- Advocate land use entitlements such as zoning and annexation
- Advocate for local and state economic development incentives

A couple of key indicators illustrate whether a market is growing for the industrial sector that creates demand for an industrial park. First, is the industrial park located in a region that is attractive to industry and is growing in population to create a pool of workers. Plain City has the good fortune to be in the growing Central Ohio marketplace that is in a prime spot that is attractive to industry in the Great Lakes states which has a long manufacturing history as illustrated by the table below.

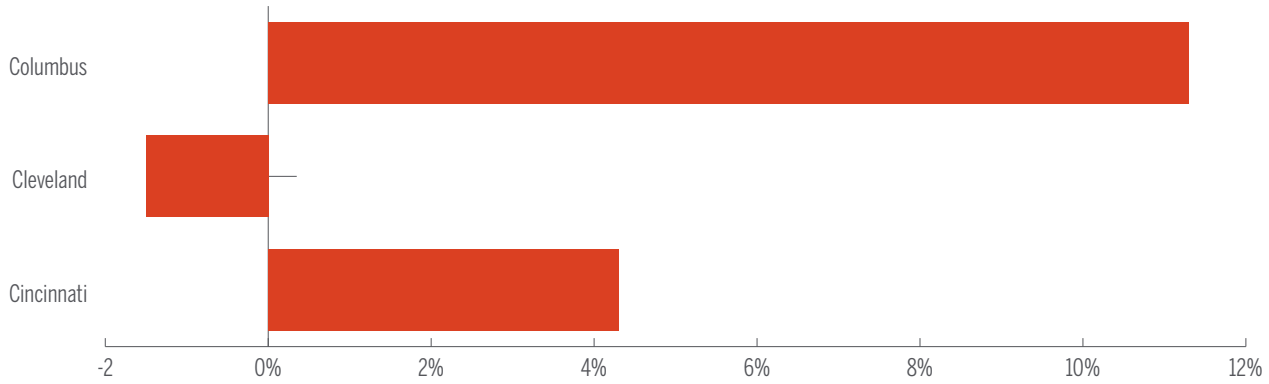
Ohio's Strategic Location

- Within 500 miles of half the U.S. Population
- Connected to largest fresh water source in the world
- Large population base spreadout in the state
- Substantial transportation and educational infrastructure
- Second largest state economic development incentive fund

Plain City is well positioned to attract industry to an industrial park in part because of the strategic location of Central Ohio is within 500 miles of half of the U.S. population with readily available freshwater a large growing population pool a highly develop transportation, utility and educational infrastructure network and the second largest state economic development incentive fund at JobsOhio that is a tremendous economic development asset for regions competing for high- wage manufacturing jobs. In addition, as the table below illustrates, Plain City not only benefits from its own growth as a community but its location in Central Ohio is a tremendous economic advantage. The Columbus Metropolitan Statistical Area (MSA) is the fastest growing, from a population standpoint, of any region in the Midwest. In fact, if Ohio lacked the Columbus region that state would have lost over 100,000 people since the last census as the rest of the state is either stagnant for population growth or losing population- like the Cleveland MSA and most of Ohio's rural counties. A growing population creates a strong market for industry to locate in a region.

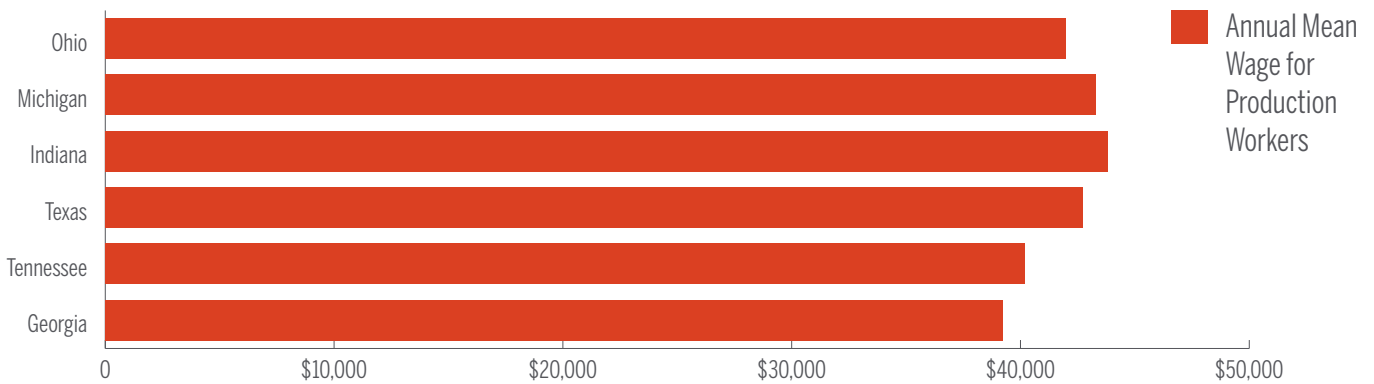


Population Growth by MSA 2010-19



Central Ohio is also attractive to industry because the state has a competitive industrial wage rate as illustrated by the chart below. Wages are generally the largest cost of doing business factor that a company considers when looking at locations for a potential corporate site location project.

Annual Mean Wage for Production Workers



The slowdown in the economy triggered by inflation and higher interest rates have created vacancies in the Central Ohio's large, industrial buildings- think a million square feet, but the industry best-performing Central Ohio appears very strong driven by population growth and large-scale projects such as the Honda LG Electric Battery facility and the Intel "Fab" Chip manufacturing plant announced last year. In fact, national real estate brokerage Colliers identified Columbus as one of the hottest industrial markets in the United States. Colliers found Columbus a top 25 industrial market based on inventory, absorption, rent, supply, vacancy, and construction activity, among other factors. It tracked more than 75 industrial markets in the U.S., and noted that the top 25 are "heavily concentrated" in the Midwest.³⁶ Rent growth in particular was a highlight for the Columbus region as it has seen almost 10% quarter-over-quarter industrial rent growth and more than 30% year-over-year industrial rent growth with both metrics rank in the top three nationally.³⁷ Columbus was one of seven markets to post year-to-date new supply of more than 5 million square feet. It joined Dallas-Fort Worth, Texas; Greater Los Angeles; Chicago; Indianapolis; Houston; and Philadelphia, and each market also had more than 14 million square feet under construction at the end of the first quarter.³⁸ Columbus also was one of nine markets that recorded year-over-year inventory increases greater than 3.4% with Columbus and Houston were the only two that saw double-digit increases, and year-over-year inventory growth totaled 17.2%, or 55.9 million square feet, in Columbus.³⁹ The Colliers report also noted that Columbus was one of 15 markets to post year-over-year asking rent increases higher than 15%, and robust levels of speculative construction drove a quarter-over-quarter vacancy increase of 320 basis points in Columbus.⁴⁰ Most importantly, based



on the data Colliers' Columbus team is tracking, new construction starts are projected to slow significantly throughout the end of 2023 due to "difficulties developers are having getting necessary financing from lenders and capital partners."⁴¹ The slowdown in private sector developer speculative industrial projects creates a substantial opportunity for communities seeking to develop their own industrial parks as construction costs and competition for end users with large private sector developers will lessen.

Based upon these economic and market conditions, Plain City should direct their soon-to-be-created CIC to develop the Plain City Industrial Park. The implementation steps for the Plain City Industrial Park include the following:

- Define the industrial growth potential in the region. The Plain City CIC should conduct a market survey through briefings with regional industrial brokers to determine the market opportunities for an industrial park in Plain City that impact not just the industry focus, but the size of the park, water, sewer, road, utility, and other infrastructure needed at the site.
- Define key industry sector strength of the site and region. Plain City CIC should define the industry market that would find an industrial site in Plain City attractive based on the location of companies in a like industry through the completion of an industry cluster analysis.
- Identify potential sites aligned with key industry targets. The Plain City CIC should next identify potential sites that are available for purchase for use as an industrial park. This may involve land in Plain City or land that could be annexed into Plain City or be part of joint economic development strategies with neighboring townships.
- Identify the availability of utilities located at potential sites. These potential industrial park sites need to be reviewed to determine the availability, capacity, and cost of service for utility services as well as the timing for these services.
- Define the site's skilled and available workforce. A workforce analysis will need to be completed that outline the availability and cost of a skilled workforce for potential industrial end users at the Plain City Industrial Park.
- Understand the site's geotechnical and environmental challenges. Potential sites for the Plain City Industrial Park need to be reviewed for potential geotechnical and environmental challenges which will require reviews by engineering consultants with expertise in these areas.
- Negotiate site ownership interest. Plain City must decide whether they want the CIC to own the Plain City Industrial Park or have a friendly third party own and develop the site to ensure the costs of the land remain competitive. A private land speculator offers the advantage of gaining the experience of a real estate and development professional who can bring a team for a price to the community to develop an industrial park. However, the agreement with the Plain City CIC and the land speculator or developer needs to establish the development plan for the site plus the price the land or speculator building will be sold for. Either party must then enter into a Purchase Service Agreement (PSA) to gain an option to purchase the land where the Plain City Industrial Park will be located.
- It is important to note that the opportunity exists for Plain City to partner with third party industrial developers for the development of a Plain City industrial park. In this case it is crucial that Plain City be proactive in their zoning, permitting, and design issues to ensure that the industrial park is feasible, successful, and in the best interest of the community.
- Advocate land use entitlements such as zoning and annexation. Plain City must enact the required land use entitlements such as annexation if needed and zoning as required for local industrial projects.
- Advocate for local and state economic development incentives. As the last step prior to marketing the site, Plain City needs to gain local, and state economic development incentives as outlined below.
- Market the Plain City Industrial Park. Finally, when the Plain City Industrial Park has completed the steps above and is completely prepared for industrial development, the attraction campaign for the Plain City Industrial Park needs to begin that should include the development of a brand name for the park, a strong web site, social media campaign, promotion with regional industrial commercial brokers, One Columbus, Madison County CIC, Union County CIC, and JobsOhio to promote the site as a prime location for an industrial project.



Ohio Enterprise Zone Tax Abatement

- Local government negotiated real and personal property tax exemptions to businesses making investments that are in conjunction with a project that includes job creation

Ohio Community Reinvestment Tax Abatement

- Local government negotiated real property tax exemptions to businesses making investments in targeted areas

Municipal Job Creation Tax Credit

- Ohio municipal income tax credit competitively awarded based tax credit based upon company's job creation and capital investment

Ohio Job Creation Tax Credit

- Refundable and performance-based tax credit calculated as a percent of created payroll and applied toward the company's commercial activity tax liability awarded to companies creating at least 10 jobs (within three years) with a minimum annual payroll of \$660,000 and that pay at least 150 percent of the federal minimum wage

JobsOhio Economic Development Grants

- Grants for the improvement of worker skills and abilities in the state of Ohio awarded based upon a company's job creation, additional payroll, fixed-asset investment commitment, project return on investment, and project location

JobsOhio Workforce Development Grants

- JobsOhio workforce grants competitively awarded based upon a company's job creation and capital investment

Ohio Data Center Tax Abatement

- Data Center Tax Abatement provides a sales-tax exemption rate and term that allow for partial or full sales tax exemption on the purchase of eligible data center equipment. Projects must meet minimum investment and payroll thresholds to be eligible. Final approval of the tax exemption is contingent upon the approval of the Ohio Tax Credit Authority.

JobsOhio Revitalization Program

- \$500,000 to \$5 M in loans and \$1M in grants for redevelopment of sites create or retain at least 20 jobs for public or private sector applicants for site demo, environmental remediation, building construction, infrastructure and environmental testing

Joint Economic Development Districts

- Joint Ohio townships and municipalities served territory and capture potential income tax at the site to fund its infrastructure and public services

Ohio 629 Roadwork Grants

- Grants for public roadway improvements for manufacturing, research and development, high technology, corporate headquarters, and distribution projects that create jobs

Ohio Site Inventory Program

- \$50M annually in JobsOhio grants for speculative office or industrial projects site development costs

Tax Increment Financing

- Local governments program that defines districts to capture future assessed value of property tax for the use on public infrastructure



The use of economic development tax incentives is critical to the success of the Plain City Industrial Park. The findings of an audit of Union County’s use of tax abatements from several years ago illustrated that the Union County EZ and CRA programs have been successful in meeting the goals of its Economic Development Incentive Policy. Union County and its municipalities over the past 20 years have adopted 20 Enterprise Zone (EZ) agreements that:

- created 470 jobs
- retained 1,128 jobs
- created over \$73M annually in payroll
- created \$7,437,819 in income tax
- created real property investment of \$165,462,745.34
- personal property investment of \$166,791,154.44
- abated property taxes of \$20,625,703.73
- created property taxes of \$6,844,197.63.

The Union County projects granted an EZ over the last two decades have created on average 23 new jobs, retained on average 56 jobs, created an average payroll of \$3.6 million, and an average capital investment of \$16.6 million. Of the projects where the tax abatement has expired, 6 of the 12 projects achieved their job commitment goal. Those that did not meet their job commitment goal were short by only 2-6 jobs. Only one company or 5% of the companies did not meet its payroll goal. All but 2 companies met their capital investment goal. Four projects were terminated before the end of their tax abatement term due to a lack of jobs, payroll, capital investment, or a change in economic conditions for the company.

Moreover, it is recommended that the Plain City Industrial Park be granted a 100% property tax abatement under the Community Reinvestment Area (CRA) for a period of 15 years, accompanied by a non-school Tax Increment Financing (TIF) agreement for 30 years. This arrangement would facilitate the funding of public infrastructure for the industrial park. By implementing this tax abatement and TIF strategy, the Plain City Industrial Park would be aligned with other industrial sites in Central Ohio, as demonstrated in the table below. To further support economic growth, Plain City should establish an Enterprise Zone (EZ) program and expand its existing CRA program. Additionally, the municipality should develop an incentive policy that promotes streamlined development processes while safeguarding the interests of tax-paying authorities. This comprehensive approach will stimulate development, attract investments, and foster a business-friendly environment in Plain City.

Tax Abatement Benchmarking					
Community	Type	Rate	Term	PILOTs	Companies
Morrow County	CRA, EZ, and TIF	50%-75% CRA & EZ 75%-100% TIF	10-15 years 10-30 years	TIF agreement policy under consideration	Dollar Tree, H&M, LSI, American Lumber, Alum Creek
Medina County	CRA and EZ, post-94 and pre-94	50%-100%	10-15 years	Income tax sharing with schools; 50% of all new income tax for abatements over 50%	Isomer, Atlantic Tool & Die, Blair Rubber Companies, MTD Group
Pickaway County, Rickenbacker	CRA, post-94	100%	15 years	School PILOT payment based on \$28/PSF building value 30% of non-tax abatement value to school; JEDD income tax pays for infrastructure	NorthPoint Development, Duke Realty, BASF, Goodyear, Amazon, Hyperlogistics
Licking County, Etna Township	CRA, post-94	100%	15 years	Income tax sharing with schools; 50% of all new income tax generated through JEDD	Kohl’s Distribution, ProLogis Development, Amazon, Coty, Inc.
Delaware County	CRA, post-94, TIF	50%	15 years	Income tax sharing with schools; 50% of all new income tax in JEDD; 50% CRA in years 1-10, TIF for remaining 20 years	Mixed-use development, Ohio Health, OSU Medical Center, Evans Farms, Kerbler Farms



Tax Abatement Benchmarking					
Community	Type	Rate	Term	PILOTS	Companies
Butler County, West Chester Township	Enterprise Zone	55%-75%	6-10 years	Tax abatements secured without school board approval	Amylin, Republic Wire, DRT Medical
Butler/Warren County, Monroe	CRA, post-94 and pre-94	100%	10 years	Income tax sharing with schools, schools receive 50% of all new income tax	Kohl's Distribution, Home Depot, Presto Foods, Cornerstone Brands, Hayneedle, Blue Buffalo, Amazon
New Albany	CRA, post-94	100%	15 years	Income tax sharing: 30% to infrastructure; 26% to Columbus; 22% to Licking Heights Schools; 22% to New Albany	Google, VanTrust Development, Facebook, Amazon, Accel, Inc.
Whitehall	CRA, post-94	100%	15 years	Income tax sharing agreement with schools; 33% of new income tax	Heartland Bank, Wasserstrom, Rite Rug
Groveport	CRA, post-94 and pre-94	100%	15 years	Income tax sharing agreement with schools – 50% of new income tax	AEP, Gap, Wal-Mart Distribution, Opus Distribution, VanTrust Development

Action #4: Define CEDA agreements for Plain City and Darby township.

Plain City's economic future will not only be shaped from within their borders. Surrounding communities and townships are often equally primed for residential and commercial development. Growth is coming in and around Plain City, but Plain City should embrace that growth without losing its small-town charm; however, that strategy will not succeed if the communities surrounding Plain City don't develop in a way that attracts high-wage jobs, promote residential development that works against the Plain City small town strategy. Thus, Montrose Group recommends that Plain City enter into a series of Community Economic Development Agreements (CEDA) with neighboring townships to create a common development strategy for land connected to Plain City and that township or city.



Ohio permits municipalities, townships, and counties to enter CEDA agreements. Information on the role CEDAs can play is listed below.

Community Economic Development Agreement (CEDA) - ORC 701.07	
Who may enter into the Agreement?	1. 1. Municipal Corporations
	2. 2. Townships
	3. 3. County (with approval of 1 & 2)
	4. 4. Person or private entity (#10 below)
	5. 5. State or State Agency - upon approval of the Governor and other parties to the agreement
What can it contain?	1. The provision of Joint Services/Permanent Improvements in incorporated or unincorporated areas.
	2. The provision of services/improvements by municipalities in unincorporated areas.
	3. The provision of services/improvements by the township or county in the municipality.
	4. The provision of service fees from township/county to municipality
	5. The provision of service fees from municipality to township/county
	6. The issuance of notes and bonds and other debt obligations by a municipal corporation, county, or township for public purposes authorized by or under a cooperative economic development agreement and provision for the allocation of the payment of the principal of, interest on, and other charges and costs of issuing and servicing the repayment of the debt purposes in the CEDA.
	7. The issuance of industrial development notes, bonds, and debt obligations by a municipal corporation to finance projects in a territory located outside the municipal corporation but located within the territory covered by a cooperative economic development agreement and provision for the allocation of the payment of the principal of, interest on, and other charges and costs of issuing and servicing the repayment of the debt.
	8. The territory to be annexed to a municipal corporation when agreed to by the municipal corporation to which annexation is proposed and the township in which the territory to be annexed is located.
	9. Any periods of time during which no annexations will occur and any areas that will not be annexed during the period when agreed to by the municipal corporation and township affected by the annexation moratorium.
	10. Public service, facility, or improvement agreements with landowners or developers
	11. The application of tax abatement statutes within the territory covered by the cooperative economic development agreement.
	12. Change township boundaries under ORC 503 to exclude an annexed area from the old township and provide services in the area.
	13. A Municipality may earmark to its general fund a portion of utility charges collected from outside the municipality but in CEDA - if the CEDA does not cover annexation matters.
	14. Payments in lieu of taxes to a township from a municipality.
	15. Any other matter regarding annexation territory or development.
Sharing of tax revenue	Any municipality may not share proceeds from tax levies, but such proceeds may be used to make payments authorized under the CEDA agreement to a township
Public Approval	A public hearing is required before entering the CEDA agreement. The agreement must be open to public for 30 days prior to hearing.
Changes	A CEDA may be amended at any time in the same manner as initially authorized.

The content and the focus of each of these CEDA agreements should be formed in partnership with the Village of Plain City and the economic development leadership of both Union and Madison counties. Most importantly, before negotiating the CEDA, Plain City, Union County, Madison County, and the surrounding townships need to compare development plans to reach an agreement on where development should occur and what the development of that land should focus on from a land use standpoint. Finally, Plain City and the surrounding townships need to develop a common Public-Private-Partnership model that outlines zoning, economic development tax abatements, TIF terms, and construction materials sales tax exemption terms to ensure that incentives are created for economic development but that the impacted local governments gain a Return on Investment (ROI) for the use of the economic development incentive.



The Plain City CEDA may include the following provisions and should be topics of negotiation for the agreements:

- The provision of joint services and permanent improvements within incorporated or unincorporated areas;
- The provision of services and improvements by or from Plain City to or from neighboring townships;
- The payment of service fees to or by Plain City by or to neighboring townships for these services or county;
- The issuance of industrial development and/or public infrastructure or revenue notes and bonds and other debt obligations by Plain City and/or neighboring townships;
- The territory to be annexed by Plain City from a neighboring township and the limits on that annexation to create a long-term annexation moratorium;
- The application of tax abatement programs by Plain City and neighboring townships on sites that both wish development to occur that includes the term and amount of the tax abatement that will be applied;
- The application of a common zoning standard for Plain City and neighboring townships to adopt to promote the development both wish to occur in these areas;
- The changing township boundaries need to be identified and agreed do to exclude newly annexed territory from the original township and provide services to that territory;
- Plain City and neighboring townships may need to earmark its general revenue fund of a portion of the utility charges it collects in the territory located outside the village but located within the territory covered by a CEDA, but only if the CEDA agreement does not cover any matters relating to annexation;
- Common Payments in lieu of taxes, if any, to be paid by or to Plain City or neighboring townships;
- Common TIF terms that both Plain City and neighboring townships will use to develop public infrastructure;
- Common local school district compensation agreements to be paid by developers in Plain City and neighboring townships;
- Common port authority construction materials sales tax exemption fees that will be paid to a local port authority or Union and Madison County for a developer's use of this program;
- Any other matter pertaining to the annexation or development of the territory, whether the territory is owned by a governmental entity or a person or private entity; and
- General contract terms related to termination, term, operation, and other general contract terms.

The Plain City-Township CEDA can be an important tool to create a common development framework creating opportunities for economic growth for the communities while protecting the character of the communities.

Action #5: Create a Grow Local Campaign that helps retain the agricultural history of Plain City.

Retaining the agricultural history is very important for a growing city as it serves as a vital link to its roots and cultural identity. Preserving the agricultural heritage fosters a sense of connection and continuity with the past, reminding current residents of their ancestors' hard work and dedication that brought their city to the point it is at today. Awareness of an area's roots not only instills a sense of pride and belonging but also promotes a shared understanding of the city's evolution over time. Additionally, preserving agricultural areas within or near the city ensures that future generations have access to green spaces, promoting sustainable practices and fostering a healthier environment. These historical spaces can also serve as educational hubs, teaching valuable lessons about food production, sustainable agriculture, and the importance of conservation. By cherishing an area's agricultural history, a growing city can strike a balance between urban development and the preservation of its cultural heritage, ultimately enriching the overall quality of life for its inhabitants.

In order for Plain City to retain their significant agricultural history and promote new growth in the agriculture sector the village of Plain City should create a local food economy. A local food economy refers to a system of food production, distribution, and consumption that primarily operates within a limited geographic area, typically centered around a community or region like Plain City. Inside this local food economy food is grown, processed, and sold locally, with a focus on supporting local farmers, producers, and businesses. The main goal of a local food economy is to strengthen the connections between consumers and the sources of their food, fostering sustainability, community resilience, and economic development. In order to create the a successful grow local campaign Plain City should take these seven steps.





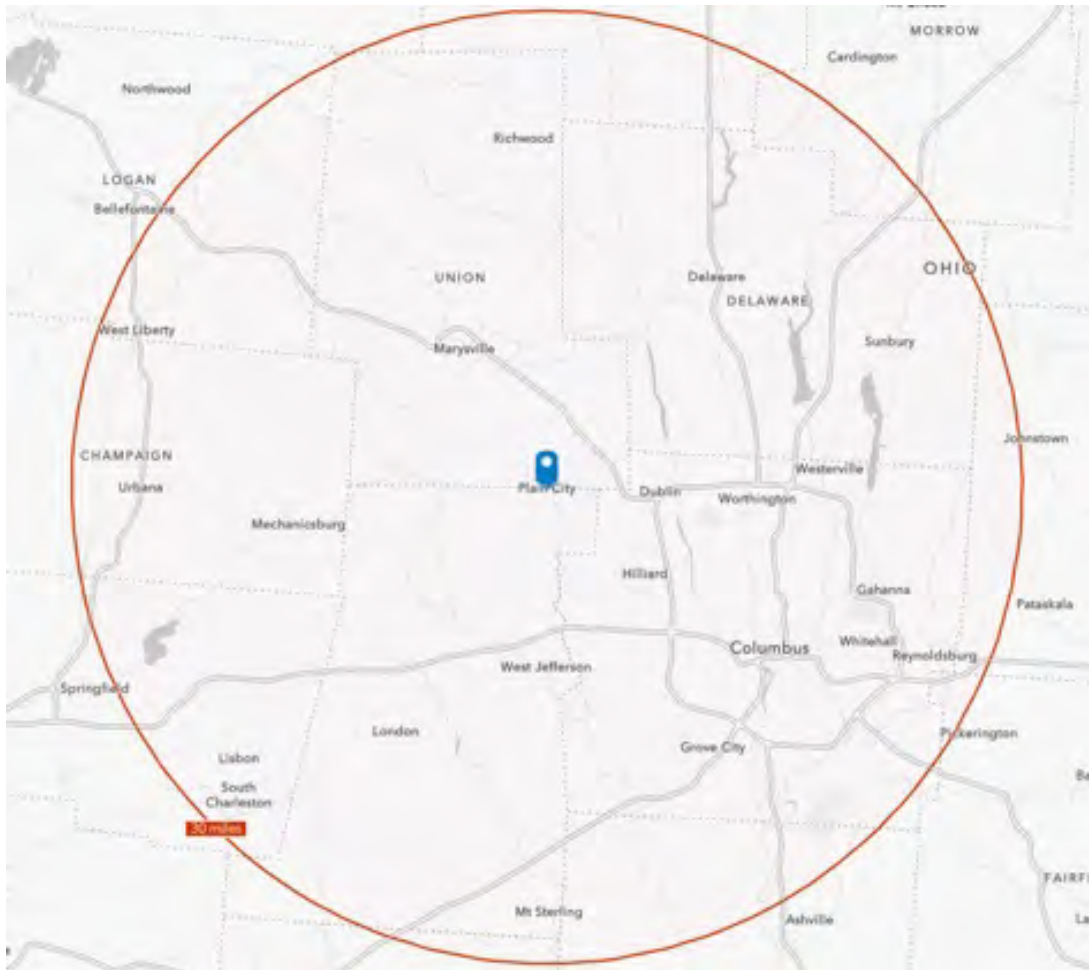
Understanding your potential. To effectively establish a grow local campaign in any community it is essential to grasp the broader context encompassing farms, consumer trends, demographics, and market dynamics of your local agriculture industry. By analyzing this larger perspective, one can pinpoint the main obstacles and opportunities for cultivating a thriving grow local campaign and chart a progressive course of action tailored to the specific community's needs. A crucial tool in achieving this is a local food assessment, which enhances the understanding of the existing local food system, clarifies the concept of "local" in the context of the initiative, engages a diverse range of key community organizations and stakeholders, and identifies potential markets. Armed with this knowledge, Plain City can strategically select the most suitable and sustainable approaches to expand the availability and accessibility of local food within the area. These are the questions to consider when first creating a grow local campaign:

- What are the primary economic drivers in the Plain City economy?
- What is the composition of rural vs. urban areas throughout Plain City and the surrounding areas?
- What is the current dollar value of agricultural products sold/produced?
- What are the primary agricultural products sold/produced?
- What are the major trends in local agricultural production?
- What support for farmers and local markets currently exists in Plain City? Examples of this are produce auctions, independent food distributors, farm to school activities, and organized farmer groups.
- What is the farm data throughout Plain City, Madison County, and Union County? Examples of this are size, number of farms, total land in farms, average size of local farms, crops produced, and agricultural trends.
- What is the current demand for local food in Plain City?
- What are the primary barriers to developing markets for local food?
- What, if any, processing facilities are in or accessible to you Plain City?
- How is food currently being distributed throughout Plain City and to the residents that live there?

Create a Brand for Plain City Local Food. The creation of a certified local food brand can help create and grow the Plain City Grow Local Campaign. A strong brand helps to distinguish your local food from competitors in a crowded market. A Plain City local foods brand will help create trust and credibility in the foods being provided. Strong brands have the power to evoke an emotional response that resonates with the customers purchasing them. Building a Plain City local foods brand provides an identity that aligns with your local residents' values



and creates a deeper connection with the foods being grown here. One of the most important aspects of creating the Plain City grow local campaign is defining what "local" means. While the definition of local can vary greatly depending on the context or specific industry, generally when applied to food and agriculture, "local" means food that is produced and sold within a certain radius from where it is consumed. The distance may differ based on the region or country, but the idea is to promote food systems that reduce the carbon footprint associated with transportation, support local farmers, and provide fresher, seasonal produce to consumers. The Plain City grow local campaign should establish that their food comes from a specific set of local counties. These local counties should be Madison, Union, Franklin, Delaware, and Champaign County. Or the Plain City grow local campaign should establish a set boundary from which the food provided comes from. For example, a 30-mile radius around Plain City would allow agriculture from the areas provided in the picture below.



Utilizing Social Media to Build the Plain City Grow Local Campaign. There is no new initiative that can succeed in the modern business era without a presence on social media. As the Plain City grow local campaign develops the goal will be to spread the word to local residents. Here are a few tools to consider:

- **Website:** A website provides an easy way for the public and media to find and contact the Plain City grow local campaign. It's also a great place to announce local events, recent accomplishments, share photos, and lots more.
- **Blog:** Much like a website, a blog is a great way for the public and the media to learn about new activities and find information about the campaign. If updated regularly, it's also a great way for them to find short articles about local food products, contests, and events that they can reprint or also include on their blogs. The Plain City grow local campaign should partner with local farmers, food processing employers, and the Ohio State College of Food, Agriculture and Environmental Sciences to produce high quality content.



- **Social media:** Sites like Facebook, LinkedIn, and Twitter provide a great opportunity to reach local residents and provide information. The main benefit in using these platforms is the quick and easy process to update these sites on a daily basis, put out new announcements, like contests and events, and to garner general excitement about your campaigns and initiatives.
- **E-newsletters:** E-newsletters offer an excellent platform to effectively communicate your message and share organizational news that may not fit well on blogs or social media sites. By crafting weekly or monthly newsletters, you can keep your audience informed about the seasonal availability of local foods, farmers market updates, exciting local food and farm events, contests, and other relevant happenings. The advantage of sending e-newsletters only to those who have expressed interest is that it creates an engaged audience, presenting an ideal opportunity to seek support, whether through volunteer assistance or donations.

Creating a Local Food Guide. A local food guide, which is also known as a food directory or food map, is a resource that provides information about locally produced food and where to find it. It typically highlights local farmers, farmers' markets, local food producers, food co-operatives, farm-to-table restaurants, and other businesses that offer or support locally sourced products. The main purpose of a local food guide is to connect consumers with local food options and support the local agricultural economy. A Plain City local food guide serves as a valuable tool for residents and visitors to explore the diverse range of fresh and seasonal produce available in their region. A few examples of successful local food guides are”

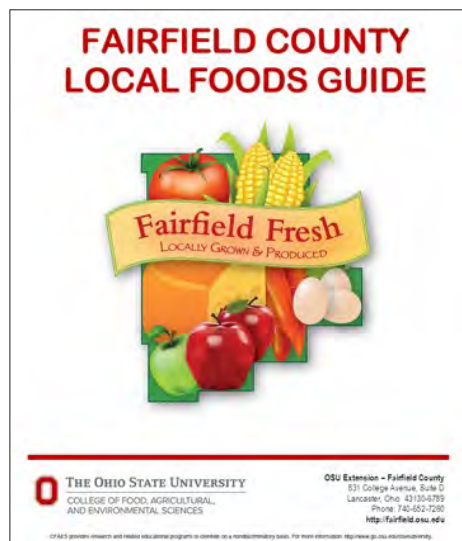
Central Ohio River Valley Local Food Guide.

<https://www.eatlocalcorv.org/>



Fairfield County Local Food Guide

<https://localfoods.osu.edu/sites/localfoods/files/imce/pdf/FairfieldLocalFoodsGuide.pdf>



Stark County Buy Local Directory

<http://www.starkfb.org/wp-content/uploads/2011/01/Buy-Local-Directory-3-1.pdf>



Utilizing the Farm to Community Approach. Connecting farms to the community provides educational opportunities, particularly for children and young adults, to learn about farming practices, sustainable agriculture, and the importance of food security. Farm to Chef is an important piece of building a successful grow local campaign. Incorporating chefs and restaurants into a local food campaign offers multiple advantages, including increased visibility for locally grown food, opportunities for chefs to engage in community education through cooking demonstrations in schools, and enhanced branding for participating restaurants. By supplying marketing materials showcasing the use of locally sourced food in these establishments, you can also promote your campaign's mission. Introducing a farm-to-chef directory proves to be a valuable resource in cultivating successful relationships between farms and restaurants. This directory, equipped with product lists, contact information, and cross-referencing indexes, streamlines the process of forming mutually beneficial partnerships between growers and buyers. Additionally, providing growers with advice, highlighting farmers' market locations, and spotlighting the seasonal availability of local food further smoothens the path from farm to chef. **The Farm to School** initiative aims to foster positive experiences with nutritious foods, emphasizing four key components: farm field trips, nutrition education, school gardens, and incorporating local food into school cafeterias. By implementing Farm to School programs, the initiative creates new market opportunities for local producers while simultaneously providing health, nutrition, and educational benefits to students and teachers. For communities interested in connecting farms to schools, the National Farm to School Network serves as a valuable resource. With active participants in at least 40 states, the network offers opportunities to learn more and collaborate in advancing Farm to School efforts. The Appalachian Sustainable Agriculture Project (ASAP) created a farm to school program to assist communities in building these programs. ASAP's Growing Minds Farm to School Program defines farm to school as giving children opportunities to learn about local food and farms in the classroom, cafeteria, and community. While farm to school programs serve K-12 students, farm to preschool serves children in pre-K, childcare centers, and family homes.⁴²

Creating a Farm Tourism Attraction. The Plain City grow local campaign should partner with local farmers and agricultural centers to create a farm tourism program. Farm tourism has emerged as a burgeoning economic prospect for many regions, enriching the experience for both tourists and locals. The Plain City grow local campaign can capitalize on this trend by showcasing farms through a range of engaging activities such as farm tours, farm stays, food festivals, and various local food experiences. These initiatives not only attract visitors but also offer a valuable platform to celebrate the essence of local agriculture and foster a deeper connection between consumers and the sources of their food.



Developing Direct Markets for Farmers and Local Residents. The Plain City grow local campaign should help foster a direct connection between local farmers and residents. Direct markets include farmers markets, farm stands, u-pick farms, and community Supported Agriculture (CSA). These direct markets between the consumer and farmer helps to cultivate customer loyalty and advocacy for local farms and food. These direct markets also provide a higher return to farmers when compared to other traditional markets. They provide an easy starting point for farmers new to marketing because of the minimal cost required for entry. Farmers markets have become an increasingly popular attraction across the United States. Farmers' markets provide a direct avenue for not just local farmers, but artisans, and other small businesses to sell their products. Plain City should create the Plain City Farmers Market to support the local agriculture industry in the area. To complete this task there are seven main tasks that must be completed:

1. Obtain Necessary Permits and Licenses:
 - a. Check with local authorities to understand the permits and licenses required to operate a farmers' market in your area.
 - b. Ensure compliance with health and safety regulations.
2. Secure a Location:
 - a. A suitable location for a farmers' market is an area with high visibility, foot traffic, and accessibility.
 - b. An ideal area for the Plain City farmers market would be in the downtown itself. This area provides a center point for Plain City residents that is familiar and easy to navigate on foot.
 - c. This area also creates a connection between visitors, Plain City, and the local businesses.
3. Recruit Vendors:
 - a. Vendors are a crucial aspect of a local farmers market. Connecting with the local farmers, producers, artisans, and food vendors to gauge their interest and invite them to participate.
 - b. The Plain City farmers market should also create vendor guidelines and criteria for product eligibility.
4. Organize Logistics:
 - a. Determine the market's schedule (e.g., weekly, bi-weekly, or monthly).
 - b. Set up a system for vendor registration and fee collection.
 - c. Arrange for utilities like electricity, water, and waste disposal.
5. Promote the Market:
 - a. Develop a marketing plan to attract customers and vendors.
 - b. Utilize social media, local advertising, blog posts, and community outreach to spread the word.
 - c. Collaborating with local businesses and organizations can provide additional promotion and create a sense of community around the farmer's market.
6. Set Up Market Infrastructure:
 - a. Arrange for tents, tables, and signage for vendors.
 - b. Designate spaces for vendors to set up their stalls.
 - c. Ensure there are restrooms and waste disposal facilities for visitors.
7. Manage the Market Day:
 - a. Have a clear layout plan for vendors, stalls, and visitor flow.
 - b. Enlist volunteers or staff to assist with market setup, information booths, and crowd management.
 - c. Set up a market manager's booth for vendors to check-in and address any issues that may arise during the process.
8. Create Community Engagement
 - a. Organize special events like live music, cooking demonstrations, or educational workshops to engage with the local community.
 - b. Encourage the local vendors to interact with customers.
 - c. Create a community that is special in Plain City.

The success of the Plain City farmers market largely depends on building strong relationships with vendors, ensuring product quality, providing a positive experience for visitors, and being an active and supportive member of the local community. Farmers markets play a crucial role in enhancing community well-being by supporting local economies, increasing quality of life, providing fresh and nutritious food, promoting sustainable practices, fostering social connections, and creating vibrant, inclusive spaces. They contribute to the overall health, resilience, and prosperity of the community, making them a valuable asset for any municipality.



ENDNOTES

- ¹ https://data.bls.gov/timeseries/CES4349300001?amp%253bdata_tool=XGtable&output_view=data&include_graphs=true
- ² <https://www.growunioncountyohio.com/industries>.
- ³ <https://www.naics.com/naics-code-description/?code=42#:~:text=42%20%2D%20Wholesale%20Trade&text=The%20Wholesale%20Trade%20sector%20comprises,to%20the%20sale%20of%20merchandise>.
- ⁴ Ibid.
- ⁵ <https://www.bls.gov/iag/tgs/iag56.htm>
- ⁶ Robert P. Giloth, "Learning from the Field: Economic Growth and Workforce Development in the 1990's," *Economic Development Quarterly*, 14, 4 (November 2000) 340–359, 345.
- ⁷ <https://www.medinacounty.org/medina-county-economic-development-corporation/about-mcedc-rev/mcedc-impact-on-medina-county/>.
- ⁸ <https://www.bloomberg.com/news/articles/2021-07-01/invest-in-transportation-for-economic-growth>.
- ⁹ Ibid.
- ¹⁰ Ibid.
- ¹¹ [https://www.kauffman.org/entrepreneurship/reports/educational-attainment-of-business-owners/#:~:text=Highlights%20include%3A,among%20Asian%20entrepreneurs%20\(29.6%25\)](https://www.kauffman.org/entrepreneurship/reports/educational-attainment-of-business-owners/#:~:text=Highlights%20include%3A,among%20Asian%20entrepreneurs%20(29.6%25)).
- ¹² https://education.ohio.gov/lists_and_rankings.
- ¹³ <https://northcantonohio.gov/205/Community-Improvement-Corporation-CIC>
- ¹⁴ <https://www.heritageohio.org/ohio-main-street-program/>
- ¹⁵ Ibid.
- ¹⁶ https://development.ohio.gov/static/business/stateincentives/TIF_IncentiveDistrictsSummary.pdf
- ¹⁷ Ibid.
- ¹⁸ Ibid.
- ¹⁹ Ibid.
- ²⁰ Ibid.
- ²¹ Ibid.
- ²² Ibid.
- ²³ Ibid.
- ²⁴ Ibid.
- ²⁵ Ibid.
- ²⁶ Ibid.
- ²⁷ Ibid.
- ²⁸ Ibid.
- ²⁹ Ibid.
- ³⁰ Ibid.
- ³¹ <https://www.cdfa.net/cdfa/cdfaweb.nsf/pages/revolving-loan-funds.html>
- ³² Ibid.
- ³³ Ibid.
- ³⁴ Ibid.
- ³⁵ Ibid.
- ³⁶ <https://www.bizjournals.com/columbus/news/2023/07/05/colliers-report-markets-that-move-america-columbus.html>
- ³⁷ Ibid.
- ³⁸ Ibid.
- ³⁹ Ibid.
- ⁴⁰ Ibid.
- ⁴¹ Ibid.
- ⁴² <https://growing-minds.org/about-growing-minds-and-farm-to-school/>





MEMORANDUM

To: Members of the Village of Plain City Council

From: Derek Hutchinson, Village Planner

Date: October 5, 2023

RE: Ordinance 28-2023: Approving an Amendment of the Codified Ordinances, Chapter 1105 (Definitions) of Part Eleven of the Planning and Zoning Code

Background:

Village staff, in concordance with the Planning and Zoning Commission, have conducted research and deliberations in regards to comprehensive updates to the Planned Unit Development (PUD) Chapter of the Planning and Zoning Code. Such updates include refining and adding definitions to Chapter 1105 of the Planning and Zoning Code. The proposed changes include refining the defined term "Concept Plan" and adding two new defined terms, "Final Development Plan" and "Preliminary Development Plan".

The Planning and Zoning Commission's review of the proposed code amendment took place during the meeting on August 16, 2023. The Commission heard comments from staff during its review. Upon review and discussion, the Commission unanimously voted to recommend approval of the proposed code amendment.

Objective:

To approve amendments to Chapter 1105 of the Codified Ordinances of the Village of Plain City.

Recommendation:

Staff recommends Council approve Ordinance 28-2023 at the second reading on October 23, 2023.

Certificate of Publication

The undersigned, being Clerk of Council of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 4.15 of the Codified Ordinances. The posting was done from _____, 2023 to _____, 2023 at the Office of the Clerk of Council located at 800 Village Boulevard; all being in the Village of Plain City, Ohio and the Village of Plain City Website at www.plain-city.com.

Date: _____, 2023

Clerk of Council

EXHIBIT A

CHAPTER 1105

Definitions

1105.01 General Definitions

1105.02 Definitions

CROSS REFERENCES

Plat and subdivision defined - see Ohio R.C. 711.001

General definitions - see ADM. 101.02

1105.01 GENERAL DEFINITIONS.

Except where specifically defined herein, all words used in this Subdivision Ordinance shall carry customary meanings. Words used in the present tense include the future tense; the plural includes the singular and the singular includes the plural; the word "lot" includes the word "parcel" and "plot"; the word "building" includes the word "structure"; the word "shall" is mandatory, the word "may" is permissive, and the word "should" is preferred; the words "used" or "occupied" include the words "intended, designed or arranged to be used or occupied"; and the word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual. Words denoting the masculine gender shall be deemed to include the feminine and neuter genders. A general term following specific enumeration of terms is not to be limited to the class enumerated unless expressly so limited.

(Ord. 06-08. Passed 2-25-08.)

1105.02 DEFINITIONS.

- (1) "Acre" means a measure of land equating to 43,560 square feet.
- (2) "Agent" means the representative of the applicant. The authority of the representative shall be established to the satisfaction of the Zoning Inspector.
- (3) "Alley" means a public or private right-of-way 20 feet or less in width, which affords only a secondary means of access to property abutting thereon.
- (4) "ANSI" means the American National Standards Institute.
- (5) "Applicant" means the owner or authorized representative of land proposed to be subdivided. The authority of the representative shall be established to the satisfaction of the Zoning Inspector. Consent to subdivide shall be required from the legal owner of the premises.
- (6) "Architect" means an architect registered by the State of Ohio.
- (7) "Arterial street". See "Streets."

(8) "As-built plans" means plans that have been revised to incorporate all changes that occurred during construction of the project, on matte mylar material.

(9) "ASTM" means American Society for Testing and Materials.

(10) "Average daily traffic (ADT)" means the total traffic volume during a given time period in whole days greater than 1 day and less than 1 year divided by the number of days in that time period.

(11) "AWWA" means the American Water Works Association.

(12) "Block" means all that part of one side of a street between two intersecting streets.

(13) "Bond" means any form of security including cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Village Council.

(14) "Buffer" means an undeveloped or relatively undeveloped land area that lies between two areas, which contain or may contain conflicting land uses (i.e. residential adjacent to industrial uses; stream adjacent to residential uses, etc.) It is intended for the purpose of reducing or eliminating harmful conflicts and screening one use from another. The buffer may include open space areas, trees and other plants, or other devices (i.e. berms, walls, etc.) to further shield one use from another.

(15) "Building" means any structure with substantial walls and roof securely affixed to land and entirely separated on all sides from any similar structure by space or by walls in which there are no communicating doors, windows, or similar openings.

(Ord. 06-08. Passed 2-25-08.)

(16) "Caliper" means a horticultural method of measuring the diameter of nursery stock. For trees less than four inches in diameter, the measurement should be taken at six inches above ground level. For trees greater than four inches in diameter up to and including twelve inches, the caliper measurement must be taken at twelve inches above the ground level. For trees greater than twelve inches in diameter, the trunk is measured at breast height (diameter at breast height, "DBH"), which is 4.5 feet above the ground. (Ord. 8-12. Passed 6-25-12.)

(17) "Certificate of deposit" means a certificate held on deposit by a financial institution for the Village of Plain City until such time as the subdivider has fulfilled his obligation to install the required improvements.

(18) "Collector street". See "Streets."

(19) "Comprehensive Plan" means a central organizing document for planning and managing growth.

(20) "Concept Plan" means ~~written and graphic documents submitted to the Zoning Inspector as part of the subdivision process. A concept plan is submitted prior to submission of a preliminary plat. A concept plan indicates in a general way the location of existing and proposed streets right of way, location of existing improvements and buildings, location of drainage routes, streams, trees, and other natural features, location of existing easements, and location of proposed development areas.~~ a plan that generally indicates the overall design of a proposed PUD project with sufficient information to enable the applicant and the city to discuss the concept for the proposed development and to determine if the proposal is generally consistent with the Community Plan.

(21) "Connections" means streets, sidewalks, and/or bike paths that interlink neighborhoods, and that link neighborhoods with schools, parks, shopping, and businesses.

(22) "Conservation area" means an area designated by the Planning and Zoning Commission, Comprehensive Plan, or other officially adopted planning document, as an area where development should not occur due to the area's environmental, aesthetic, social, or cultural significance to the Village.

(23) "Construction plans" means the maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in a subdivision.

(24) "Council" means the Village Council of the Village of Plain City, Ohio.

(25) "County" means Madison or Union County, Ohio, as applicable.

(26) "Cul de sac" means a local street, with only a single means of ingress and egress, one end of which is closed and having a circular turn around at the end.

(27) "Cut sheets" means the tabular survey information used for the purpose of construction layout staking.

(28) "Density, gross" means the density of a development using the entire site acreage.

(29) "Density, net" means the density of a development using the entire site minus the following: areas designated for public and private streets and alleys, open bodies of water excluding streams, creeks, and ditches, other dedicated rights of way or land required to meet the dedication requirements of the zoning and subdivision regulations.

(30) "Density" means the amount of development area located on a tract of land. For residential development, density is measured by the number of housing units per acre. For non-residential development, density is measured as the gross square footage of a building per acre, which can be a number or floor area ratio.

(31) "Developer". See "Applicant."

(32) "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings, or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

(33) "Dwelling unit" means a house, an apartment, a mobile home or trailer, a group of rooms or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall.

(34) "Easement" means the right to use the real property of another for a specific purpose. The easement is itself a real property interest, but legal title to the underlying land is retained by the original owner for all other purposes.

(35) "Easement, conservation" means a nonpossessory interest in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting agricultural, natural, scenic, or open space values of real property; protecting natural resources; or maintaining air or water quality.

(36) "Engineer, registered" means an engineer registered by the State of Ohio.

(37) "Engineer, project". See "Engineer, Registered."

(38) "Engineer, Village" means the Village Engineer of the Village of Plain City.

(39) "Environmental Impact Statement (EIS)" means a detailed analysis of the environmental consequences of a project or proposed action, including long-term adverse impacts, any irreversible commitments of resources, and various alternative courses of action.

(40) "Erosion" means the wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep and/or detachment and movement of soil or rock fragments by wind, water, ice, or gravity.

(41) "Escrow" means a deposit of cash with the Village of Plain City in lieu of an amount required and still in force on a performance or maintenance bond.

(42) "Escrow fund" means cash placed by the subdivider in an account to be held by a financial institution in favor of the Village to guarantee the installation of improvements according to the provisions of this Subdivision Ordinance.

(43) "Excavation" means the removal or recovery by any means whatsoever of soil, rock, mineral substances, or organic substances other than vegetation, from water or land on or beneath the surface thereof, or beneath the land surface, whether exposed or submerged, whether by mechanical or manual means.

(44) "Fire Chief" means the Fire Chief of the Pleasant Valley Fire District.

(45) "Floodplain" means the areas adjoining a watercourse, which are expected to be flooded as a result of a severe combination of meteorological and hydrological conditions, as identified by Ordinance 12-06 or its successor.

(46) "Floodway" means the channel of the watercourse and those portions of the adjoining floodplain which are reasonably required to carry and discharge the 100 year flood, as identified by Ordinance 12-06 or its successor.

(47) "Floodway fringe" means that portion of the floodplain outside of the floodway, as identified by Ordinance 12-06 or its successor.

(48) "Frontage" means that portion of a lot abutting on a dedicated right-of-way.

(49) "Grade" means the slope of any surface specified in percentage terms.

(50) "Grade, established street" means the elevation of the street, established by the Village Engineer, measured at the centerline of the street.

(51) "Grade finished" means the elevation of the surface of the ground of any parcel of land after construction of buildings, parking, driveways, streets, the completion of all landscaping, and any other improvements.

(52) "Grade, natural" means the elevation of the undisturbed surface of any land.

(53) "Greenway" means corridors of protected open space managed for conservation and/or recreation purposes. Greenways may follow natural land or water features, and may link nature reserves, parks, cultural features, and historic sites with each other and with populated areas.

(54) "Growth management" means the conscious public decision to restrain, accommodate or induce development in any geographic setting and at any governmental level.

(55) "Hillside" means an area with an average slope of more than fifteen percent (15%).

(56) "Hydric soils" means soils which are saturated long enough to develop an anaerobic (i.e. living or active in the absence of free oxygen) condition in the upper soils so that only certain plants can live in it. Hydric soils are one indicator of the presence of wetlands.

(57) "IES" means the Illuminating Engineering Society.

(58) "Impact fees" means any charges levied by local governments on new development to generate revenue for infrastructure necessitated by the new development.

(59) "Improvement, public" means any drainage ditch, roadway, parkway, sidewalks, pedestrian way, tree lawn, off-street parking area, lot improvement, or other facility for

which the Village of Plain City may ultimately assume the responsibility for operation and maintenance or which may effect an improvement for which the Village of Plain City is responsible.

(60) "Improvements" means street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm sewers and drains, street lights, flood control and drainage facilities, utility lines, landscaping, grading, and other related matters normally associated with development of raw land into building sites.

(61) "In-lieu fees" means fees paid by a private individual or party to the Village of Plain City to compensate for the mandatory dedication provisions of the Plain City Subdivision Regulations when said land dedication is waived by Village Council.

(62) "Infrastructure" means the underlying foundation or basic framework of a political jurisdiction, including streets, parks, bridges, sewers, streetlights, and other utilities.

(63) "Inspection fee" means the cost to the Village of supervising construction, to be paid by the developer.

(64) "Inspector" means the Zoning Inspector of the Village of Plain City, Ohio.

(65) "Landscape architect" means a landscape architect registered by the State of Ohio.

(66) "Landscaping" means the improvement of a lot with grass, shrubs, trees, other vegetation and/or ornamental objects. Landscaping may also include pedestrian walks, flowerbeds, ornamental objects such as fountains, statues and other similar natural and artificial objects designed and arranged to produce an aesthetically pleasing effect.

(67) "Law Director" means the Law Director or Village Solicitor of the Village of Plain City, Ohio.

(68) "Letter of credit" means an irrevocable letter of credit issued by a bank in the Central Ohio area, subject to the provisions of Chapter 1305 of the Ohio Revised Code.

(69) "Lot" means a tract, plat, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.

(70) "Lot, corner" means a lot located at the intersection of two or more streets.

(71) "Lot, double frontage" means a lot, other than a corner lot, with frontage on more than one street.

(72) "Lot improvement" means any building, structure, place, work of art, or other object or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment.

(73) "Lot, interior" means a lot with only one frontage on a street.

(74) "Lot, irregular" means a lot that is neither square nor rectangular.

(75) "Lot, minimum area" means the area of a lot computed exclusive of any portion of the right-of-way of any public or private street.

(76) "Lot measurement" shall be measured as follows:

A. The depth of a lot shall be considered to be the distance between the mid-points of straight lines connecting the foremost points of the side lot lines in the front to the rearmost points of the side lot lines in the rear. However, the straight line connecting the rearmost side lot lines shall not be less than one-half of the length of the straight line connecting the foremost points of the side lot lines.

B. The width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line.

(77) "Lot of record" means a lot which is part of a subdivision recorded in the Office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been recorded.

(78) "Lot, reverse frontage" means a double frontage lot located along a collector or arterial that derives access from an interior local street.

(79) "Mandatory land dedication" means the required dedication of private land to the Village of Plain City for the purpose of providing space for park, recreation, open space, and other public uses.

(80) "Map, index" means a map supplied with street improvement plans showing the street and storm system at a scale of 1" = 200'.

(81) "Map, location" means a map supplied with the plat that shows legibly, by dimension and/or other means, the proposed subdivision and enough area beyond the bounds of the proposed subdivision to locate and orient the subdivision and show the relationship of the site to the community facilities that serve or influence the property, at a scale of 1" = 1,000'.

(82) "Mayor" means the Mayor of the Village of Plain City, Ohio.

(83) "MORPC" means Mid-Ohio Regional Planning Commission.

(84) "Natural buffer areas" means areas where stream valleys, vegetation and /or grade changes are naturally occurring and not the result of planting or earth moving. These areas provide separation between land uses, particularly between land uses of differing intensity, such as residential and nonresidential uses.

(85) "No build zone" means an area or portion of a lot that is designated by deed or plat not to contain any buildings, structures, or other built improvement on a permanent basis.

(86) "O.D.O.T." or "ODOT" means the Ohio Department of Transportation.

(87) "Official Thoroughfare Plan" means the system of streets for the Village as adopted by the Village, on file in the Village Fiscal Office, together with all amendments thereto subsequently adopted.

(88) "Off-site" means any premises not located within the area of the property to be subdivided or improved, whether or not in the same ownership of the applicant for subdivision.

(89) "Ohio EPA" means the Ohio Environmental Protection Agency.

(90) "Open space subdivision" means a clustered development in which significant amounts of open space are preserved. Typically the gross density is compatible with nearby traditional subdivisions, but the net density is higher because of the preserved open space. Such open space can be in a natural state or developed for recreational uses, such as a golf course.

(91) "Open space" means land reserved from development as a relief from the effects of urbanization. It is often intended to be used for passive recreation purposes, but may also include pedestrian plazas or active recreation areas.

(92) "Open watercourse" means a defined open drainage channel, natural or man-made, for the purpose of conveying stormwater.

(93) "Park and Recreation Master Plan" means the plan of parks, playgrounds, or other open grounds adopted by the Village Council.

(94) "Performance and indemnity bond or surety bond" means an agreement by and between a subdivider and a bonding company in favor of the Village of Plain City for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by subdivider's agreement.

(95) "Planning and Zoning Commission" means the Planning and Zoning Commission of the Village of Plain City, Ohio.

(96) "Plan, Final Development" means a detailed plan showing the location of all site improvements, including easements, utilities, buildings, parking areas, circulation routes, points of ingress and egress, transportation, and other public improvements (both on- and off-site), landscaping, architectural drawings, loading and unloading zones, service areas, ground signage, directional signage, location of refuse containers, lighting, and accessory structures, and may include a subdivision plat. Critical dimensions are shown unless otherwise indicated.

~~(96)~~(97) "Plan, improvement" means detailed construction drawings, maps and other materials depicting a proposed subdivision meeting the requirements of this document.

(98) "Plan, Preliminary Development" means a plan, submitted at the time of rezoning, outlining permitted and conditional land use development sites, major circulation patterns, critical natural areas to be preserved, open space areas and linkages, buffer areas, entryways, and major utilities and their relationship with surrounding uses. A preliminary development plan shall include a composite plan and any other development plan adopted prior to the effective date of these regulations that are still in force.

~~(97)~~(99) "Plan, sketch" means a drawing of a proposed subdivision intended to be used as a general indicator of how the proposed area may be subdivided, as per this document.

~~(98)~~(100) "Plat, final" means the plat of a proposed subdivision, drawn on durable material as specified in this document and intended for recording, meeting all the requirements as herein enumerated.

~~(99)~~(101) "Plat, preliminary" means the plat of a proposed subdivision that meets all of the requirements of this document.

~~(100)~~(102) "Reserve" means a parcel of land within a subdivision set aside for future subdivision or set aside for other purposes, as noted on the plat.

~~(101)~~(103) "Right-of-way" means a strip of land occupied or intended to be occupied by a street, crosswalk, walkway, bikeway, or other public improvement relating to public travel or access.

~~(102)~~(104) "Roadway" means the portion of a street available for vehicular traffic.

~~(103)~~(105) "Sediment" means solid material both mineral and organic, that is in suspension, is being transported, or has been moved from its site or origin by surface water, and has come to rest on the earth's surface above or below ground level.

~~(104)~~(106) "Sediment basin" means a barrier, dam or other suitable detention facility built across an area of water-flow to settle and retain sediment carried by runoff waters.

~~(105)~~(107) "Service road" means a street parallel with a limited access street to afford abutting property owners access to such street, but only at specific points.

~~(106)~~(108) "Setback, front" means the minimum distance between the right-of-way and a building facing said right-of-way, as required by the Zoning Code.

~~(107)~~ **(109)** "Setback, platted" means the minimum distance between the building and the right-of-way, rear lot line, and/or side lot line as required by the Zoning Code and shown on the recorded plat of the subdivision.

~~(108)~~ **(110)** "Setback, rear" means the minimum distance between the rear lot line and a building, as required by the Zoning Code.

~~(109)~~ **(111)** "Setback, side" means the minimum distance between the side lot line and a building, as required by the Zoning Code.

~~(110)~~ **(112)** "Sidewalk" means a Portland cement concrete paved area intended principally for use by pedestrians.

~~(111)~~ **(113)** "Solicitor" means the Law Director or Village Solicitor of the Village of Plain City, Ohio.

~~(112)~~ **(114)** "Stream" means a course of running water usually flowing in a particular direction in a definite channel and discharging into some other stream or body of water.

~~(113)~~ **(115)** "Street, arterial" means a street, which accommodates traffic to and from the expressways or to or through major commercial districts. Traffic volumes are generally greater than 10,000 ADT.

~~(114)~~ **(116)** "Street, cul-de-sac." See "Cul-de-sac".

~~(115)~~ **(117)** "Street, dead end" means a local street having only one outlet without a safe and convenient means for reversal of traffic.

~~(116)~~ **(118)** "Street, industrial" means a street intended to provide access to other streets from industrial properties, generally being a volume of traffic that includes a relatively large number of vehicles other than passenger automobiles.

~~(117)~~ **(119)** "Street, expressway" means a street entirely devoted to the movement of large volumes of traffic at relatively high speeds. Access is completely controlled, not intended to serve abutting property.

~~(118)~~ **(120)** "Street, local" means a street intended to provide access to other streets from individual properties, generally bearing a volume of traffic no greater than 800 ADT.

~~(119)~~ **(121)** "Street, major collector" means a street which carries traffic from the minor collector system to the arterial. Traffic usually has origin and destination within the community and does not exceed 10,000 ADT.

~~(120)~~ **(122)** "Street, minor collector" means a street which carries internal traffic within a given neighborhood, connecting local streets to the major collectors or to the arterial system and generally bearing volume of traffic no greater than 4,000 ADT.

~~(121)~~ **(123)** "Street, private" means a privately owned strip of land providing access to abutting properties.

~~(122)~~ **(124)** "Structure" means that which is constructed having a location on or in the ground or attached to that having a location on or in the ground; the term shall include buildings, outdoor seating facilities, outdoor theaters, swimming pools, platforms, decks, tents, towers, bridges, poles, and roadside signs.

~~(123)~~ **(125)** "Subdivider". See "Applicant."

~~(124)~~ **(126)** "Subdivider's agreement" means an agreement by and between a subdivider and the Village of Plain City that sets forth the manner in which the subdivider agrees to proceed with the construction of public improvements and the disposition of lots in the subject subdivision.

~~(125)~~ **(127)** "Subdivision" means any or all of the following:

A. The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites or lots, any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership; provided, however, that the division or partition of land into parcels of more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites and where the lots resulting are not reduced below minimum sizes required by law, shall be exempted; or

B. The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants, or leaseholders, or as easements for the extension and maintenance of public sewer, water, storm drainage, or other public facilities.

~~(126)~~ **(128)** "Subdivision, minor" means any subdivision involving no more than 5 lots after the original tract has been completely subdivided, all of the lots of which front on an existing Village street and with which there is no new street or right-of-way required or proposed.

~~(127)~~ **(129)** "Street line" means the boundary line, also referred to as the right-of-way line, between a lot and the area dedicated or otherwise acquired for right-of-way purposes.

~~(128)~~ **(130)** "Surety" means a certificate of deposit, performance bond, irrevocable letter of credit or cash escrow account in favor of the Village designed to guarantee the construction of required improvements.

~~(129)~~ **(131)** "Surveyor" means a surveyor registered by the State of Ohio.

~~(130)~~ **(132)** "Tree" means a woody perennial plant having a distinct trunk a minimum 2 inches caliper as measured 4 feet from the ground with branches and foliage at some distance above the ground.

~~(131)~~ **(133)** "Tree Commission" means a group formally appointed by the Village Council to work with the Planning and Zoning Commission in enforcement of a tree preservation ordinance.

~~(132)~~ **(134)** "Tree lawn" means the strip of land between the back of curb and sidewalks.

~~(133)~~ **(135)** "Tree, large" means any tree species having a trunk diameter of 6 inches or more as measured 4 feet from the ground.

~~(134)~~ **(136)** "Tree, significant" means any individual tree that is of cultural, historical, biological, or horticultural value as determined by the Village Council with the advice of the Planning and Zoning Commission and Tree Commission.

~~(135)~~ **(137)** "Village Administrator" means the Village Administrator of the Village of Plain City, Ohio.

~~(136)~~ **(138)** "Village" means the Village of Plain City, Ohio, a municipal corporation having less than 5,000 citizens, as defined in the Ohio Revised Code, 703.1.

~~(137)~~ **(139)** "Village Fiscal Officer" means the Village Fiscal Officer of the Village of Plain City, Ohio.

~~(138)~~ **(140)** "Village Council" means the Village Council of the Village of Plain City, Ohio.

~~(139)~~ **(141)** "Village Mayor" means the Mayor of the Village of Plain City, Ohio.

~~(140)~~ (142) "Village Solicitor" means the Law Director or Village Solicitor of the Village of Plain City, Ohio.

~~(141)~~ (143) "Walkway" means a dedicated public right-of-way limited to pedestrian traffic.

~~(142)~~ (144) "Wetlands" means lands that are wet for significant periods during the year that typically create anaerobic (i.e. low oxygen) conditions favoring the growth of hydrophytic plants and the formation of hydric soils. Wetlands are important natural resources providing numerous values to society, including fish and wildlife habitat, flood protection, erosion control, and water quality maintenance.

~~(143)~~ (145) "Zoning Code" means the Zoning Code of the Village of Plain City, Ohio.

~~(144)~~ (146) "Zoning Inspector" means the Zoning Inspector of the Village of Plain City, Ohio.

(Ord. 06-08. Passed 2-25-08.)



MEMORANDUM

To: Members of the Village of Plain City Council

From: Derek Hutchinson, Village Planner

Date: October 5, 2023

RE: Ordinance 29-2023: Approving an Amendment of the Codified Ordinances, Addition of Chapter 1181 (Planned Unit Development) and the Removal of Chapters 1177, 1178, 1179, and 1180 of Part Eleven of the Planning and Zoning Code

Background:

Village staff, in concordance with the Planning and Zoning Commission, have conducted extensive research and deliberations in regards to comprehensive updates to the Planned Unit Development (PUD) Chapter of the Planning and Zoning Code. As best practices within the zoning industry evolve, it is important for the Village to adapt and implement certain practices where applicable. The existing Planned Unit Development zoning text is divided into four separate sections. As it exists, the Planning and Zoning Code does not encourage or allow true mixed-use areas that are prevalent in today's developments. As such, developments are limited to only residential, commercial, or industrial and do not have a viable option to pursue mixed-use areas. It should be noted that the Planning and Zoning Commission regularly places additional requirements and standards during its review of development zoning texts that does not exist in the current Planning and Zoning Code.

The adoption of the proposed amendments would permit greater flexibility for developers to include more creative uses and fill needs throughout the Village. A large percentage of future developments will have some type of mixed use. The proposed amendments will assist staff, Planning and Zoning Commission, and Council in shaping new developments and guiding developers in creating cohesive and connected developments throughout the Village.

The Planning and Zoning Commission's review of the proposed code amendment took place during the meeting on August 16, 2023. The Commission heard comments from staff during its review. Upon review and discussion, the Commission unanimously voted to recommend approval of the proposed code amendment.

Objective:

To approve comprehensive amendments to the Planning and Zoning Code by enacting Chapter 1181 and removing unnecessary text through the removal of Chapters 1177, 1178, 1179, and 1180.

Recommendation:

Staff recommends Council approve Ordinance 29-2023 at the second reading on October 23, 2023.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES, ADDITION OF CHAPTER 1181, PLANNED UNIT DEVELOPMENT, AND THE REMOVAL OF CHAPTERS 1177, 1178, 1179, AND 1180, OF PART ELEVEN OF THE PLANNING AND ZONING CODE

WHEREAS, the Village of Plain City Council have determined that comprehensive updates to Title Seven of the Plain City Planning and Zoning Code are required; and

WHEREAS, Chapters 1177, 1178, 1179, and 1180 of Title Seven of Part Eleven of the Planning and Zoning Code set forth procedures and regulations related to residential, commercial, and industrial planned development districts; and

WHEREAS, the Village Council desires to enact Chapter 1181, Planned Unit Development, of Title Seven of Part Eleven of the Planning and Zoning Code, in order to implement updated procedures and regulations as it pertains to planned development districts and for Chapter 1181 to succeed Chapters 1177, 1178, 1179, and 1180 in scope and regulation; and

WHEREAS, with the enactment of Chapter 1181, the Chapters of 1177, 1178, 1179, and 1180 are deemed unnecessary and, as such, are subject to removal from the Planning and Zoning code; and

WHEREAS, the Village Council has determined the need to amend the Planning and Zoning Code of the Codified Ordinances by removing Chapters 1177, 1178, 1179, and 1180 and by adding Chapter 1181, Planned Unit Development, to Part Eleven, Title Seven, of the Planning and Zoning Code, in accordance with Exhibit A, which is attached hereto and incorporated herein.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

Section 1. Council hereby amends the Codified Ordinances by removing Chapters 1177, 1178, 1179, and 1180 and enacting Chapter 1181 of Part Eleven, Title Seven, of the Planning and Zoning Code, as presented, which said amendment is attached hereto and incorporated herein as Exhibit A.

Section 2. It is found that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall be effective from and after the earliest period provided by law.

Passed: _____, 2023.

Attest: _____
Clerk of Council Mayor

First reading: _____, 2023. Vote: ___yea ___nay ___abstain

Second reading: _____, 2023. Vote: ___yea ___nay ___abstain

Certificate of Publication

The undersigned, being Clerk of Council of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 4.15 of the Codified Ordinances. The posting was done from _____, 2023 to _____, 2023 at the Office of the Clerk of Council located at 800 Village Boulevard; all being in the Village of Plain City, Ohio and the Village of Plain City Website at www.plain-city.com.

Date: _____, 2023 _____
Clerk of Council

EXHIBIT A

CHAPTER 1181

Planned Unit Development (PUD)

1181.01 Objectives for a Planned Unit Development (PUD)

1181.02 Qualifying Conditions

1181.03 Allowed Uses

1181.04 Development Provisions

1181.05 Site Development Requirements

1181.06 Application Procedure

1181.07 Review Standards

1181.08 Changes to an Approved PUD

1181.09 Existing PUDs

1181.01 OBJECTIVES FOR A PLANNED UNIT DEVELOPMENT (PUD)

- (a) General Objectives. A planned unit development (PUD) shall be classified as a unique zoning district or combination of districts that is subject to the provisions of this chapter. The purpose is to encourage and allow more creative and imaginative design of land development than is possible under standard zoning district regulations. A PUD is intended to allow flexibility in planning and design and overall benefits to the Village. A PUD also permits the establishment of a variety of uses brought together as parts of a compatible and unified plan. This flexibility should result in a development that has unique characteristics and features that are not found in a development produced in accordance with standard zoning district and subdivision regulations.
- (b) Specific Objectives.
 - (1) To encourage unified projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet is consistent with all applicable plans including but not limited to the Comprehensive Plan, Thoroughfare Plan and the intent of the Ordinance.
 - (2) Allow the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protect the community's natural resources by avoiding development on and destruction of sensitive environmental areas.
 - (3) Promote economical and efficient use of land and reduce infrastructure cost through unified development.
 - (4) To provide amenities and enhancements that will sustain the quality of life and property values within the development as well as the properties surrounding the proposed PUD.
 - (5) Assure compatibility between proposed land uses within and around the PUD through appropriate development controls.

- (6) Where appropriate, provide for community facilities, open space and recreational areas.
- (7) To provide a maximum choice of business and living environments by allowing for a variety of housing, building types and imaginative architectural design.
- (8) To provide an opportunity for a mix of complementary uses otherwise not permitted within the standard zoning classifications.
- (9) To develop land in an orderly, coordinated and comprehensive manner that is consistent with accepted land planning, landscape architecture practices and engineering principles.

1181.02 QUALIFYING CONDITIONS

- (a) At a minimum, all proposed Planned Unit Developments shall meet the following qualifying conditions, as applicable, to be considered for approval:
 - (1) Location. Planned Unit Developments may be located in any part of the Village, subject to meeting all other applicable requirements.
 - (2) PUD Purpose. The applicant shall demonstrate that the planned unit development will achieve two or more of the purposes listed in Section 1181.01(b).
 - (3) Size. The site size for a Planned Unit Development shall be approved by Planning Commission based on the type of development and:
 - i. Rezoning the property to PUD will not result in a significant adverse effect upon nearby properties;
 - ii. The proposed uses will complement the character of the surrounding area;
 - iii. The purpose and qualifying conditions of the PUD district can be achieved within a smaller area; and
 - iv. PUD zoning is not being used as a means to circumvent conventional zoning requirements.
 - (4) Residential Development. A residential Planned Unit Development shall contain a variety of housing types and/or lot sizes to provide for varying lifestyles, diversity, and affordability.
 - (5) Commercial Development. A commercial Planned Unit Development shall enhance the Village with design and architectural principles, high-quality construction techniques, preservation of natural resources, and the provision of aesthetic amenities.
 - (6) Industrial Development. An industrial Planned Unit Development areas where industrial, office, and limited commercial uses are planned, should not conflict with surrounding land uses and shall enhance the Village with design and architectural principles, high-quality construction techniques, preservation of natural resources, encourage sound traffic patterns, and the provision of aesthetic amenities.
 - (7) Mixed Use Development. A mixed use Planned Unit Development combines residential and non-residential uses to create a specific environment that

provides pedestrian walkability between housing, workplaces, and other amenities.

- (8) Utilities. The Planned Unit Development shall be served by public water and sanitary sewer facilities.
- (9) Ownership and Control. The tract(s) of land for which a PUD application is submitted must be either in single ownership or the subject of an application filed collectively by all owners of the property. Each property owner, or their agent, must sign the PUD application.
- (10) Recognizable Public Benefit. The Planned Unit Development shall achieve recognizable and substantial benefits that may not be possible under the existing zoning classification(s). At least two of the following benefits shall be accrued to the community as a result of the proposed PUD:
 - i. Preservation of significant natural features,
 - ii. A complementary mix of land uses or housing types,
 - iii. Preservation of common open space beyond the minimum required,
 - iv. Connectivity of preserved open space with open space, greenways, or public trails on abutting properties,
 - v. Coordinated redevelopment of multiple lots or parcels,
 - vi. Removal or renovation of deteriorating buildings, sites, or contamination clean-up.

1181.03 ALLOWED USES

- (a) Any land use or combination of uses may be considered for inclusion within a Planned Unit Development.
- (b)

Table 1181.03(b), Zoning Requirements by Use Type	
Land Use Type	Applicable Zoning District
Detached Single Family Residential	RS1, RS2, RS2A, RS3
Attached Single Family Residential	
Twp Family Residential	
Multi-Family Residential	MFR
Commercial	B1, B2, B3
Industrial	I1, I2, OLR

1181.04 DEVELOPMENT PROVISIONS

- (a) Minimum Lot Size and Zoning Requirements. Lot area, width, setbacks, height, lot coverage, minimum floor area, parking, landscaping, lighting, and other requirements for the district specified in the following table for the proposed use shall apply to all such uses within a Planned Unit Development, unless modified in accordance with the provisions of Section 1181.04 (c). Within a PUD, the minimum buffer requirements specified in Chapter 1175. between uses shall not apply; provided, the Planning Commission or Village Council may require separation or buffering of uses as a condition of preliminary plan approval.

- (b) Modification of Minimum Requirements. Regulations applicable to a land use in the Planned Unit Development district may be altered from the requirements specified in Table 1181.03 (b), including the following: modification from the lot area and width, building setbacks, height, lot coverage, signs, and parking. However, a reduction in lot size shall not result in an increase in the number of dwellings otherwise permitted by the applicable zoning district. Land gained by the reduction in lot sizes shall be added to the open space required within the PUD. The applicant for a Planned Unit Development shall identify, in writing, all proposed deviations from the zoning district requirements. Modifications may be approved by the Village Council during the preliminary development plan review stage, after Planning Commission recommendation. Adjustments to the minimum requirements may be permitted only if they will result in a higher quality and more sustainable development, consistent with the purpose of the Planned Unit Development district, as expressed in Section 1181.01.
- (c) Density Bonus. In addition to the modification of minimum requirements permitted in Section 1181.04 (b), the Planning Commission may permit an increase in the total number of residential units otherwise allowed within a Planned Unit Development, according to the requirements in Table 1181.04 (g). The Planning Commission may grant a density bonus up to 25 percent if the proposal meets all of the applicable criteria described below and where it is demonstrated that:
- (1) The appearance and construction will result in a development of high quality, as evidenced by the innovative design and use of building materials such as stone, masonry, wood and hardie- plank, but not including vinyl; and
 - (2) Dedicated common open space is provided in excess of the minimum required, per Section 1181.04 (d).
 - (3) At least two of the following will be included within the development:
 - i. Amenities, beyond the minimum required open space, will be provided to create a more sustainable community and desirable living environment.
 - ii. Significant natural features, including stands of mature trees, will be preserved and/or substantial landscaping beyond the minimum requirements will be incorporated into the development.
 - iii. Decorative pavers or similar aesthetic enhancements will be incorporated into the vehicular and pedestrian circulation system.
 - iv. A mixed use of residential and commercial and/or office component is proposed within the PUD.
 - v. Three or more public benefits, as identified in Section 1181.02 (a)(10), will be achieved.
- (d) Common Open Space. For purposes of the Planned Unit Development requirements, "common open space" is defined as an area of land or water, or a combination of land and water, designed and intended for the perpetual use and enjoyment of the users of the development and/or the general public. Common open space may contain accessory structures and improvements necessary or desirable for educational, noncommercial, recreational, or cultural uses. A variety of open space and recreational areas is encouraged such as: children's informal

play areas in close proximity to neighborhoods or dwelling unit clusters; formal parks, picnic- areas and playgrounds; pathways and trails; scenic open areas and communal, noncommercial recreation facilities; and natural conservation areas. At a minimum, the following regulations shall apply to all common open space within a Planned Unit Development.

- (1) The area of common open space shall not be less than 25 percent of the total land area of a Planned Unit Development containing only residential units. Not less than 20 percent of the total land area of a Planned Unit Development containing only non-residential units. The area of common open space requirement for mixed use Planned Unit Developments will be determined by the Planning Commission. Land dedicated for recreation use, in accordance with Section 1181.04 (d)(3), shall count toward the common open space requirement.
- (2) All common open space shown on the final development plan must be reserved or dedicated by conveyance of title to a corporation, association, or other legal entity, by means of a restrictive covenant, easement or through other legal instrument. The terms of such legal instrument must include provisions guaranteeing the continued use in perpetuity of such open space for the purposes intended and for continuity of proper maintenance of those portions of the open space requiring maintenance.
- (3) The open space shall meet the following minimum dimensions, contiguity, and connectivity requirements:
 - i. The required open space shall be centrally located, established along the street frontage of the development to protect or enhance views, located to preserve significant natural features, adjacent to dwellings, and/or located to interconnect other open spaces throughout the development or on contiguous properties.
 - ii. Required open space areas shall be of sufficient size and dimension and located, configured, or designed in such a way as to achieve the applicable purposes of these regulations and enhance the quality of the development. The open space shall neither be perceived nor function simply as an extension of the rear yard of those lots abutting it.
 - iii. If the site contains a lake, stream or other body of water, the Village may require that a portion of the required open space shall abut the body of water.
 - iv. Open space shall be sufficiently aggregated to create large useable areas of planned open space. All required open space areas shall be configured so the open space is reasonably accessible to and usable by residents, visitors, and other users of the development. The minimum size of any individual open space area shall be sufficient to achieve the visual and functional intent of the open space provisions and not simply be a remnant piece of land; and, further provided, that the Planning Commission, may approve other open space areas designed and established as pedestrian or bicycle paths or are

otherwise determined to be open space reasonably usable by residents, visitors, and other users of the development.

- v. Open space areas are encouraged to be linked with adjacent open spaces, public parks, bicycle paths, or pedestrian paths.
 - vi. Grading in the open space shall be minimal, with the intent to preserve existing topography, trees, and other natural features, where practical.
 - vii. A sign, structure, or building may be erected within the required open space if it is determined to be accessory to a recreation or conservation use or an entryway. These accessory structure(s) or building(s) shall not exceed, in the aggregate, five percent of the open space area. Accessory structures or uses of a significantly different scale or character than present in abutting residential districts shall not be located near the boundary of the development if they may negatively impact the residential use of adjacent lands. Pathways or sidewalks shall be exempt from this limitation.
 - viii. The following areas shall not qualify as required common open space for the purposes of this section.
 - (A) The area within any public street right-of-way.
 - (B) The area within private road easements.
 - (C) The area within a subdivision lot.
 - (D) Land within any required yard or setback area.
 - (E) Parking and loading areas.
 - (F) Fifty percent of any steep slopes (12 percent or over).
 - (G) Seventy-five percent of any lake, stream, detention pond, or floodplain that is not generally accessible within the development. Accessible shall mean that the feature is bordered by a substantial open space area, park, playground, pathway, or reasonable means of access for enjoyment of all owners, visitors, or others, which will be determined and approved by the Planning Commission.
 - (H) Fifty percent of the area of any golf course.
 - (I) Public utility and similar easements and rights-of-way, unless such land and rights-of-way are to be used for trail or other public purposes. Alternative systems of providing common open space must be specifically approved by the Planning Commission.
 - (J) Wetland areas in a Planned Unit Development.
- (e) Connectivity. Pathways for bicycles and pedestrians shall be incorporated throughout the Planned Unit Development and along all perimeter streets to ensure connectivity between uses and adjacent properties. Pathways and sidewalks shall be constructed in accordance with the Village design standards.
- (f) Minimum Dimensions. Within a Residential Planned Unit Development District, the minimum front setback will be determined for each street by the zoning district in which the development is located. The setback should be varied among adjacent

lots by at least five feet. No more than one-third of the lots within the subdivision may employ the minimum setback line, and the varied setbacks should be reasonably dispersed throughout the subdivision. The Planning Commission has the discretion to waive or modify this requirement within PUD zoned areas provided it determines such action is warranted to maintain a desired development style or design.

- (1) Variation in lot width shall be required for all residential subdivisions with more than eight lots, including those within Planned Unit Development Districts. No more than six lots in a row may have the same lot width. There must be a minimum variation of five (5) feet. Lots of varying width must be dispersed throughout the subdivision. No more than 50% of the lots contained within the preliminary plat shall be of the minimum width. When all of the lots within a development are seventy (70) feet or wider, then the varied lot width requirement shall not apply. The Planning Commission has the discretion to waive or modify this requirement within PUD zoned areas provided it determines such action is warranted to maintain a desired development style or design.
 - (2) The minimum distance between single-family detached dwellings shall not be less than fourteen (14) feet to any other main dwelling.
 - (3) The minimum distance between dwelling and side lot line is five (5) feet.
- (g) Maximum Density.
- (1) Three units per acre if the development is exclusively single family. (Excludes attached single-family dwellings).
 - (2) Five units per acre if the development is a mix of residential single family and multi-family types.
 - (3) Seven units per acre if the development is a mix of residential single family, multi-family, and commercial types.
 - (4) Nine units per acre if the development is exclusively multi-family.
- (h) Arrangement of Use Areas.
- (1) Buildings and uses within the proposed development shall be located to reduce any adverse influences and to protect and enhance the character of areas adjacent to the development.
 - (2) Whenever a proposed development includes areas of a higher intensity than that permitted in adjacent areas, the location and arrangement of use areas shall include appropriate buffers, open spaces, setbacks, or other transitional areas to ensure compatibility with the lower intensity areas.
 - (3) Buildings, structures, and parking areas shall be designed and located within the PUD in ways that conserve environmentally sensitive or unique natural, historic, or cultural features, and minimize environmental impacts.
 - (4) When commercial, office or industrial uses are being proposed, such buildings and establishments shall be planned to have shared common parking areas and common ingress and egress points in order to reduce the number of potential conflict points.
 - (5) All areas designed for future expansion or not intended for immediate improvements of development shall be landscaped or otherwise maintained

in a neat and orderly manner as may be specified by the Planning Commission.

(i) Landscaping, Screening, and Buffering.

(1) In addition to Chapters 1187 and 1189, the following shall be followed;

- i. The pattern of landscaping shall be coordinated in design and type of materials, mounding and fencing used. Landscaping may vary in density, spacing and other treatments to reflect variations of topography, existing landscape, or land uses.
- ii. Privacy for residential buildings shall be maintained using landscaping, screening, and buffering.
- iii. Appropriate buffer zones with adequate landscaping shall be provided between the proposed development and adjacent areas.
- iv. Alternative design approaches to meet the intent of the landscape regulations may be incorporated.
- v. Development sites that lack natural trees or various topography, are encouraged to creatively add these types of features.

(j) Protection of Natural Features.

(1) A riparian buffer shall be provided along the entire length and on both sides of a river or perennial stream channel. A buffer area not less than 20 feet in width measured from the edge of the delineated bank of a river or perennial stream shall be provided along the entire length of waterway. Walkways may be permitted to be located within riparian buffers when the Planning and Zoning Commission determines that such will create minimal change to the riparian buffer.

(2) Wetlands that are to be retained in their natural state within the PUD shall be protected. A buffer area not less than 20 feet in width measured from the edge of the delineated wetland shall be provided along the entire perimeter of the designated wetland. The buffer area shall not be disturbed and shall be retained in its natural state. Minimum building and pavement setbacks to protect such wetlands and buffer areas shall be established and shall be measured from the edge of such wetlands.

(k) Pedestrian Circulation Systems.

(1) A pedestrian circulation system shall be included and designed to provide convenient and safe pedestrian access throughout the PUD, and to connect to neighboring developments and community facilities. The pedestrian circulation system may include sidewalks and other walkways not located along streets. Trails with public right of passage should be incorporated in the pedestrian circulation system.

(2) Bike paths and other trail systems. Trail systems for bikes and other purposes shall be included and designed in accordance with the city's plan for bike paths. Such trail system shall have a minimum width of eight feet and be properly buffered from any adjacent residential areas.

(l) Street Design and Vehicular Circulation.

(1) The proposed vehicular circulation system shall provide adequate connections to the existing street network.

- (2) The area of the project devoted to streets and related pavement should be the minimum necessary to provide adequate and safe movement and access.
- (3) Street alignments should be designed to conserve natural features and minimize the need for cut and fill practices.
- (4) The function of adjacent thoroughfares shall be maintained by limiting access points to the minimum needed, relating them to existing access points, the street patterns on surrounding development, the Thoroughfare Plan, and the intensity of proposed uses.
- (5) Private streets as a common easement may be used to provide access to clustered lots and/or structures.
- (6) Street lighting and street signs shall be adequate for safety and security.

1181.05 SITE DEVELOPMENT REQUIREMENTS

In addition to the requirements of this chapter, all development in the Planned Unit Development District shall meet the applicable requirements as listed elsewhere in this ordinance; provided, in the event of a conflict, the requirements of the PUD District shall supersede.

- (a) General Development Standards, see Chapter 1183
- (b) Development Plan Review, see Chapter 1140
- (c) Conditional Use Requirements, see Chapter 1143
- (d) Landscaping and Screening, see Chapter 1187
- (e) Tree Preservation, see Chapter 1189
- (f) Soil Erosion, Sediment and Stormwater Control, see Chapter 1191
- (g) Off-Street Parking and Loading, see Chapter 1193
- (h) Telecommunications, see Chapter 1195
- (i) Alternative Energy, See Chapter 1196
- (j) Lighting, see Chapter 1197
- (k) Signs, see Chapter 1199

1181.06 APPLICATION PROCEDURE

- (a) Pre-application Conference. Prior to submitting a formal application, the applicant shall schedule a meeting with the zoning administrator to discuss the zoning classification of the site, the applicable requirements and materials, the qualifying conditions, the review procedures, and the proposed development Concept Plan. The zoning administrator shall notify other appropriate staff. The purpose of this meeting is to discuss the proposed project and provide relevant information to the applicant. However, no statements or representations made at this meeting shall be construed to be a commitment or an assurance of approval on the part of the Village.
- (b) Concept Plan Submittal. Following procedures shall be followed for the review of any Planned Unit Development request.
 - (1) Concept Plan Application. It is the intent of these regulations that the concept plan shall generally indicate overall design of the proposed project.

Information submitted should be comprehensive enough to enable the staff to understand the existing site and concept for the proposed development.

- i. Completed application form along with the application fee.
- ii. Vicinity map indicating the location of the site in the city and the general location of principal thoroughfares.
- iii. Map of existing conditions and features drawn to scale, with accurate boundaries of the entire project and a north arrow, including the property proposed for development, all adjacent rights-of-way and 100 feet of property immediately adjacent thereto, indicating:
 - (A) Existing public improvements, permanent facilities, easements and property boundaries;
 - (B) General indication of existing structures on the site and abutting properties;
 - (C) Physical features and natural conditions of the site including the location of streams, tree masses, open spaces, etc.;
 - (D) General topography;
 - (E) Existing zoning district boundaries and jurisdictional boundaries;
 - (F) Existing public and private utility systems;

(2) Planning Commission Review. Following receipt of a completed Concept Plan Application, the zoning administrator will cause the application materials to be forwarded to the Planning Commission for review. If the proposed project is located within the Uptown Historic District, the zoning administrator shall also distribute the application materials to the design review board Historical Design Review Board for review and comment. Following receipt of a complete application and all required plans and information, the Planning Commission shall review and discuss the proposed development with the applicant and recommend suggestions to prepare for the Preliminary Plan Application.

(c) Preliminary Planned Unit Development Review and Rezoning. The following procedures shall be followed for the review of any Planned Unit Development request.

(1) Preliminary Plan Application. An application for rezoning to Planned Unit Development district shall be submitted to the zoning administrator by the owner, owner's authorized representative or option holder of the property that is the subject of the application. The application shall be filed on a form provided for that purpose, along with a fee established by the Village Council, and a preliminary plan and narrative containing the information specified in the following subsections. Incomplete applications will not be accepted and will not be processed or forwarded to the Planning Commission.

- i. Preliminary Plan. A preliminary plan shall be submitted and include the following:
 - (A) Name, address, phone number and email address of the applicant

- (B) Name, address, phone number and email address of the professional or firm that prepared the plan
 - (C) Legal description of the property
 - (D) North arrow, scale, and title block
 - (E) General location map
 - (F) Existing zoning on the subject property and all abutting properties
 - (G) Property boundary survey
 - (H) Adjacent buildings and structures within 100 feet of the property boundaries
 - (I) All perimeter streets abutting the property, including right-of-way width
 - (J) Existing topographic conditions two-foot intervals
 - (K) Existing natural features (woods, ponds, streams, wetlands, slopes greater than 12 percent)
 - (L) Approximate location of existing and proposed utilities, including a preliminary utility and drainage preliminary plan
 - (M) Proposed uses within the Planned Unit Development
 - (N) Conceptual layout of the development illustrating the general location of interior streets, access points to abutting streets, common open spaces, areas to be developed by type of use, parking areas and easements
 - (O) Perspective sketches or photographs of representative building types, illustrating the proposed architectural style and building materials.
- ii. Project Narrative. A written statement shall also be submitted with the application, providing the following information:
- (A) Statement of how the Planned Unit Development meets each of the Qualifying Conditions specified in Section 1181.02.
 - (B) Identification of the present owners of all land within the proposed project.
 - (C) Explanation of the proposed character of the Planned Unit Development, including a summary of acreage by use, number and type of dwelling units, gross residential density, area, and percent of the project to be preserved as common open space, minimum lot sizes by type of use.
 - (D) A complete description of any requested deviations, in accordance with Section 1181.04 (b), from the minimum spatial or other requirements applying to the property.
 - (E) An explanation of why the proposed development should be given a density bonus, if applicable, in accordance with Section 1181.04 (c).
 - (F) A general description of the proposed development schedule and anticipated phases.

- (G) Intended agreements, provisions, and covenants to govern the use of the development, approval of building materials/architectural styles and open space areas to be preserved.
- iii. Planning Commission Review. Following receipt of a complete application package, the zoning administrator will cause the application materials to be forwarded to the Planning Commission for review. If the proposed project is located within the Uptown Historic District, the zoning administrator shall also distribute the application materials to the design review board Historical Design Review Board for review and comment. Following receipt of a complete application and all required plans and information, the Planning Commission shall review the request and make a recommendation to the Village Council, as follows:
 - (A) Recommendation. Within sixty (60) days following the zoning administrator's determination that the application is complete, the Commission shall recommend to Council that the preliminary plan and Planned Unit Development zoning be approved as presented, approved with supplementary conditions, or disapproved. The recommendation shall be based on the standards of Section 1181.07. However, the commission may, with the consent of the applicant, extend the sixty (60)-day time limit.
 - (B) Project representation. The applicant or authorized representative shall be present at all meetings at which the request is to be considered. If the applicant or authorized representative is not present, the matter may be tabled.
- iv. Village Council Action. Within 45 days of receiving the recommendation from the Planning Commission, the Village Council shall schedule a public hearing and take final action on the request.
 - (A) Notice of hearing. Within 45 days of receiving the recommendation from the Planning Commission, the matter shall be scheduled for a public hearing. Public notice of the time, date, location, and purpose of the hearing shall be provided, in accordance with the requirements of Ohio zoning law.
 - (B) Public hearing. The Village Council shall conduct a public hearing in accordance with its rules of procedure.
 - (C) Action. Within 45 days of the public hearing, Council shall approve, approve with supplementary conditions or disapprove the preliminary plan, or final plan if the applicant chooses that option, and zoning change, based on the standards of Section 1181.07.
 - (D) Failure of Council to take final action within 45 days of the public hearing shall constitute an approval of the Planning

Commission's recommendation, unless said 45- day period is extended with the consent, or at the request of the applicant. An affirmative vote of the Council majority is needed to approve or modify the Planning Commission's recommendation. To reverse the Planning Commission's recommendation requires the affirmative vote of three-fourths of the Council members.

(E) Conditions. Failure of the applicant to comply with any conditions of approval shall be considered a violation of this ordinance and subject to all applicable enforcement, remedies and penalties provided for in this code.

(F) Project representation. The applicant or authorized representative shall be present at all meetings at which the request is to be considered. If the applicant or authorized representative is not present, the matter may be tabled.

(d) Final Planned Unit Development Review: The following procedures shall be followed for the review of the final development plan.

(1) Timing. An application for final development plan approval shall be filed not later than 24 months after the date of approval of the preliminary plan and zoning change, otherwise the preliminary plan approval shall be considered expired. One extension of up to 12 months may be authorized by the zoning administrator for reason/cause. The applicant shall submit the request for extension in writing, prior to the expiration of the original approval period, to the zoning administrator who shall make a written determination regarding his decision to extend or deny the extension. Both the request and the determination shall be made part of the record.

(2) Pre-application Conference. Prior to submitting a formal application, the applicant shall schedule a meeting with the zoning administrator to discuss the applicable requirements and materials, compliance with conditions that may have been imposed as part of the preliminary plan approval, review procedures and conformance of the final development plan with the approved preliminary plan. The zoning administrator shall notify other appropriate staff. The purpose of this meeting is to discuss the proposed project and provide relevant information to the applicant. However, no statements or representations made at this meeting shall be construed to be a commitment or an assurance of approval on the part of the Village.

(3) Application. An application for approval of the final development plan shall be submitted to the zoning administrator by the property owner or owner's authorized representative. The application shall be filed on a form provided for that purpose, along with a fee established by the Village Council, including a final development plan and narrative containing the information specified in the following subsections. Incomplete applications will not be accepted and will not be processed or forwarded to the Planning Commission.

- i. Final Plan. A final development plan, substantially consistent with the approved preliminary plan and containing all information required in Chapter 1140.05.9.(b), shall be submitted with the required application form. If required, a plat may be submitted concurrently in accordance with the subdivision requirements of this ordinance.
- ii. Project Narrative. A project narrative shall also accompany the application and final development plan and provide the following:
 - (A) Proposed covenants and/or deed restrictions governing the use, design, maintenance, ownership and control of development and common areas;
 - (B) Identification of the entity responsible for maintenance of common areas;
 - (C) Description of all deviations from the otherwise applicable zoning requirements;
 - (D) Net and gross density of any residential component of the project;
 - (E) Open space calculations, identifying the gross acreage and percent of lands to be preserved as common open space, including calculations by phase of the development, if applicable.
 - (F) Restrictions or requirements regarding architectural style and/or building materials;
 - (G) Improvements that would be the responsibility of the developer such as construction of roads, parks, utilities, pathways, sidewalks, and similar elements; and
 - (H) An anticipated development schedule by phase, if applicable.
- iii. Phased Projects. If a proposed Planned Unit Development is to be constructed in two or more phases, final development plan approval may be granted for individual phases; provided, a complete plan for the entire development was first given preliminary plan approval and that each subsequent phase shall be submitted for final development plan approval and is consistent with the approved preliminary plan. The Planning Commission may require additional information beyond what is otherwise required if, in its judgment, more detailed information is necessary due to the size of the development; number of phases proposed; or the interrelationship of roads, utilities or drainage systems within the total site.
- iv. Planning Commission Action. Following receipt of a complete application package, the zoning administrator shall cause the application materials to be forwarded to the Planning Commission for review. If the proposed project is located within the Uptown Historic District, the zoning administrator shall also distribute the application materials to the Historical Design Review Board for review and comment. Within 45 days after submission of a complete application and all required plans and information, the Planning Commission shall

consider the application and take action to approve, approve with supplementary conditions, disapprove, or table the final development plan, based on the review standards of Section 1181.07 and the standards of Chapter 1140. The applicant or authorized representative shall be present at all meetings at which the request is to be considered. If the applicant or authorized representative is not present, the matter may be tabled.

- v. Performance Guarantee. In conjunction with the approval of a final development plan, the petitioner may be required, at the Planning Commission's discretion, to provide a performance guarantee for all public and common improvements, in accordance with Chapter 1129.
 - vi. Private Covenants and Restrictions.
 - (A) Covenants and restrictions for the property within any PUD district are required and must be recorded with the office of the county clerk prior to the approval of a plat or issuance of a building permit. These restrictions shall run with the land to ensure that, if subdivided or developed in phases, the covenants and restrictions shall still be enforced.
 - (B) Covenants and restrictions shall:
 - a. Be based on the conditions attached to the approved PUD application;
 - b. Subject each owner or person taking title to land located within the development to the terms and conditions of the covenants and restrictions as well as any other applicable regulations;
 - c. Establish a property owners association (POA) with mandatory membership for each owner or person taking title to land located within the development, and require the collection of assessments from owners in an amount sufficient to pay for its functions; and
 - d. Provide for the ownership, development, management, and maintenance of any private open space, private community parking facilities, private community meeting spaces, or other common areas, as required by Section 1181.04 (d).
- (4) Expiration. Final site plan approval shall expire 12 months after the date of final approval unless substantial construction has been commenced and is continuing. An extension of up to 12 additional months may be granted.

1181.07 REVIEW STANDARDS

In considering a Planned Unit Development request, the Planning Commission and/or Village Council, as applicable, shall find that the proposed development meets all applicable requirements and qualifying conditions, as well as the following general standards:

- (a) Purpose of PUD. The proposed development shall be consistent with the stated Purpose of this district, as found in Section 1181.01.
- (b) Qualifying Conditions. The proposed development shall satisfy each of the Qualifying Conditions, as stated in Section 1181.02.
- (c) Comprehensive Plan. The Planned Unit Development shall be consistent with the recommended future land use patterns, goals and relevant recommendations contained in the Village of Plain Village Comprehensive Plan.
- (d) Surrounding Uses. The development shall be compatible with the existing and intended uses surrounding the subject property.
- (e) Natural Environment. The design and layout of the Planned Unit Development shall be harmonious with the natural character of the site and surrounding area and shall employ best management practices to ensure their conservation.
- (f) Public Facilities and Services. The proposed development shall not place undue burden on the capacity of public facilities and services such as, but not limited to, roads, fire and police protection, water, sanitary sewer service and drainage.
- (g) Health, Safety and Welfare. The Planned Unit Development shall not contain uses or conditions of use that may be injurious to the public's health, safety, or welfare.
- (h) Consistent with All Applicable Standards and Requirements. The proposed development shall conform to all applicable requirements of this code, unless specifically modified and approved, as authorized by Section 1181.04 (b).
- (i) Final Development Plan. The final development plan is substantially consistent with the representations made and plans shown during the prior preliminary plan stage of approval.
- (j) Recognizable and Substantial Benefits. Approval of the Planned Unit Development will result in a recognizable and substantial benefit to the users of the project and to the community which would not otherwise be feasible or achievable under conventional zoning districts. The development shall provide two more of the benefits specified in Section 1181.02 (a)(10).

1181.08 CHANGES TO AN APPROVED PUD

Changes to an approved final development plan shall be permitted only under the following circumstances:

- (a) The holder of an approved final development plan shall notify the zoning administrator of any proposed change to the approved plan.
- (b) Minor changes may be approved by the zoning administrator upon determining that the proposed revision(s) will not alter the basic design nor any specified conditions or commitments imposed as part of the original approval. Minor changes shall include the following:
 - (1) Reduction in building size or increase in building size up to five percent of the total approved floor area;
 - (2) Movement of a building or other structure by no more than ten (10) feet;
 - (3) Replacement of plant material specified in the landscape plan with comparable materials of an equal or greater size;
 - (4) Changes in building materials to a comparable or higher quality;

- (5) Internal changes in floor plans which do not alter the character or intensity of the use;
 - (6) Changes in parking layout do not alter the number of spaces by more than five percent of the total spaces within the parking area and do not change the location of driveways or roads providing access to the parking area.
 - (7) Changes required or requested by a county, state, or federal regulatory agency in order to conform to other laws or regulations.
- (c) A proposed change to an approved final development plan that is determined by the zoning administrator to not be a minor change shall be considered a major change and amendment to the approved final development plan and shall be submitted and reviewed in accordance with the procedures established for the final development plan.
- (d) When, in the sole judgment of the Planning Commission, the proposed change is a substantial deviation from the approved preliminary plan, the change shall be reviewed as a new application, in accordance with the provisions of Sections 1181.05 B and 1181.05 C; provided, public hearings shall not be required, but may be conducted at the discretion of the Planning Commission and/or the Village Council.

1181.09 EXISTING PUDS

Existing Planned Unit Developments. Planned Unit Developments and all associated Development Plans and supporting documentation adopted prior to the effective date of these regulations shall continue in effect and be considered legally conforming under this Planning and Zoning Ordinance. The procedures for amendments of those developments must conform to the regulations indicated in this Planning and Zoning Ordinance. Amendments to the text of this Planning and Zoning Ordinance or to the official Zoning amendments passed during the time period granted for the approved Development Plan have no effect on the terms under which approval of the PUD was granted.



MEMORANDUM

To: Members of the Village of Plain City Council
From: Haley Lupton, Village Administrator
Date: August 30, 2023
RE: Ordinance 30-2023: Rezoning of 3.26 +/- Acres at 0 US-42, Parcel #04-00815.000, from Community Business District ("B2") to Planned Unit Development ("PUD")

Background:

The Village of Plain City received an application for rezoning the approximately 3.26 acres at 0 US-42, parcel #04-00815.000, from the Mekter Group on behalf of property owner Sterling Nirman LLC. The current zoning classification is Community Business District ("B2") and the applicant is requesting a rezoning to Planned Unit Development ("PUD"). Currently, the parcel is vacant land. The parcel, if rezoned, will be the site of a mixed-use commercial and multi-family development.

The Planning & Zoning Commission's review of the rezoning application for the property took place during the meeting on August 16, 2023. The Commission heard comments from the applicant and staff during its review of the application. Upon review and discussion, the Commission unanimously voted to recommend approval of said rezoning application.

Objective:

To approve the rezoning of the 3.26 +/- acres at 0 US-42 from the Community Business District ("B2") zoning classification to the Planned Unit Development ("PUD") zoning classification.

Recommendation:

Staff recommends Council approve Ordinance 30-2023 at the second reading on October 23, 2023.

ORDINANCE NO. _____

AN ORDINANCE REZONING 3.26 +/- ACRES AT 0 US-42, PARCEL #04-00815.000, FROM COMMUNITY BUSINESS DISTRICT ("B2") TO PLANNED UNIT DEVELOPMENT ("PUD")

WHEREAS, Sterling Nirman LLC owns parcel #04-00815.000 as identified by the Madison County Auditor's Office, located at 0 US-42; and

WHEREAS, the property owner, through the developer Mekter Group, has submitted an application for rezoning the parcel to Planned Unit Development ("PUD"); and

WHEREAS, on August 16, 2023, following its duly advertised public hearing, the Planning and Zoning Commission unanimously voted to recommend to the Village Council the approval to rezone the property to Planned Unit Development ("PUD"); and

WHEREAS, the Village Council has reviewed the rezoning application and considered the recommendations of the administration and Planning and Zoning Commission, and agrees that the proposed rezoning is consistent with the goals and objectives of the Village Council and administration.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

Section 1. The 3.26 +/- acres located at 0 US-42, parcel #04-00815.000, as identified by the Madison County Auditor's Office, is rezoned to Planned Unit Development ("PUD") pursuant to Chapter 1136 of the Village of Plain City Codified Ordinances.

Section 2. It is found that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall be effective from and after the earliest period provided by law.

Passed: _____, 2023.

Attest: _____
Clerk of Council

Mayor

First reading: _____, 2023.

Vote: ___yea ___nay ___abstain

Second reading: _____, 2023.

Vote: ___yea ___nay ___abstain

Certificate of Publication

The undersigned, being Clerk of Council of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 4.15 of the Codified Ordinances. The posting was done from _____, 2023 to _____, 2023 at the Office of the Clerk of Council located at 800 Village Boulevard; all being in the Village of Plain City, Ohio and the Village of Plain City Website at www.plain-city.com.

Date: _____, 2023

Clerk of Council



PZ-23-6

Rezoning or Zoning
Ordinance Amendment
Status: Active
Submitted On: 7/11/2023

Primary Location

0 US 42 US 42
Plain City, Ohio 43064

Owner

STERLING NIRMAN LLC
1667 GALLEON BLVD
HILLIARD, OH 43026

Applicant

Ramesh Vardha
 740-833-5157
 rvardha1441@gmail.com
 1667 Ga11eon Blvd
Hilliard, Oh 43026

P&Z Information

Notice Date

—

P&Z Review Date

08/16/2023

P&Z Recommendation

Approval

City Council Information

Date Notice Sent

08/29/2023

Newspaper Notice Date

08/29/2023

Ordinance Number

Public Hearing Date

10/09/2023

First Reading

10/09/2023

Second Reading

10/23/2023

🔒 Effective Date

—

🔒 Referendum Vote Date

—

Applicant Details

Applicant is the...?*

Owner

Application Information

Current Zoning District and Use ?

B2

Proposed Zoning District and Use ?

PCD

Rezoning Type*

Commercial or Mixed Use

Parcel ID

04-00815.000

of Acres to be rezoned*

3.261

A description or statement of the present and proposed provisions of the Zoning Ordinance or the proposed change of the district boundaries of the Zoning District Map.*

See attachment

A description, by map and text, of the property to be affected by the proposed change or amendment.*

See attachment

A statement of the relation of the proposed change or amendment to the general health, safety, and welfare of the public in terms of need or appropriateness within the area by reason of changed or changing conditions and the relation to appropriate plans for the area.*

See attachment

A statement of the relation of the proposed change or amendment to the comprehensive plan.*

See attachment

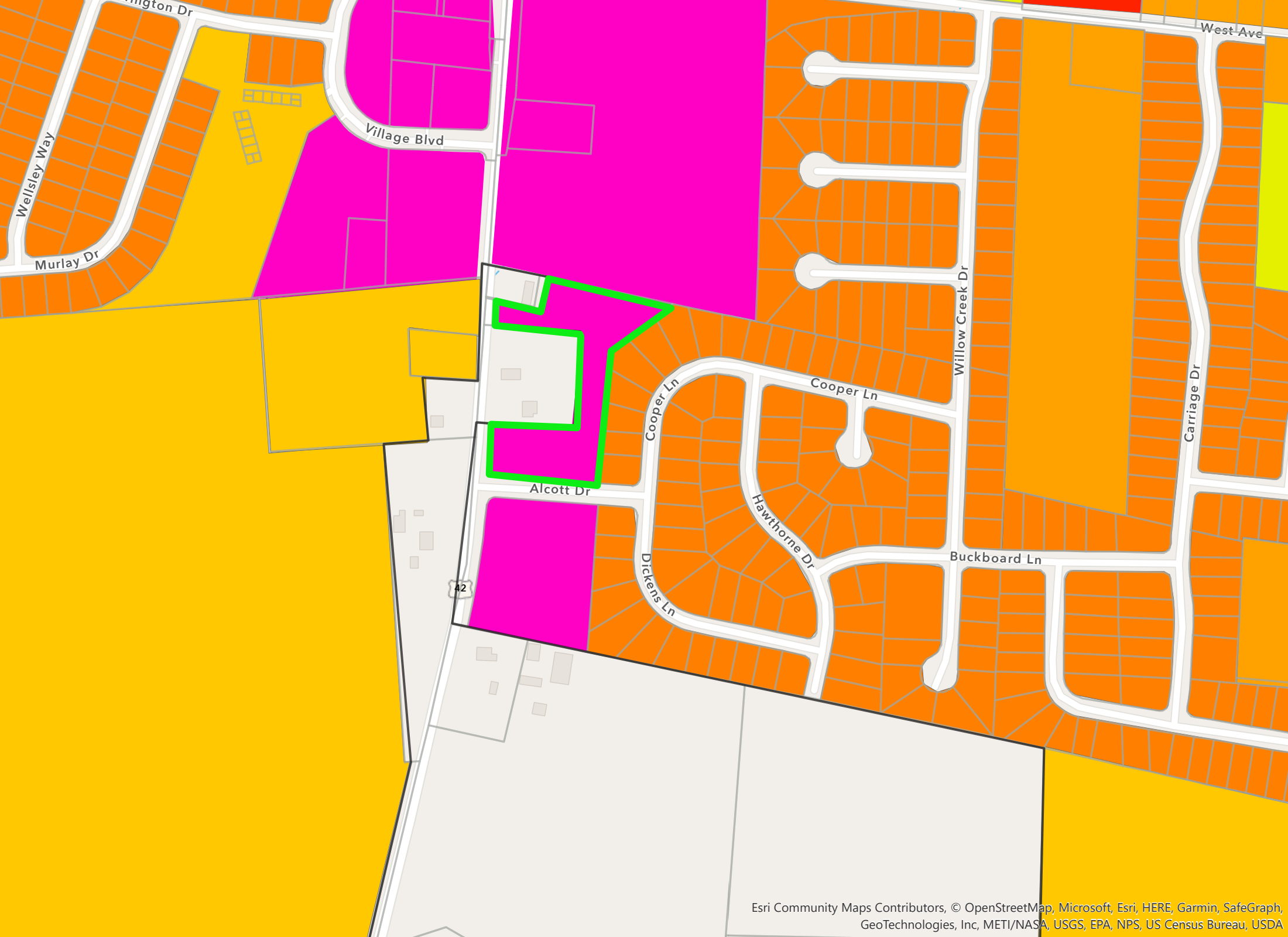
Applicant Signature

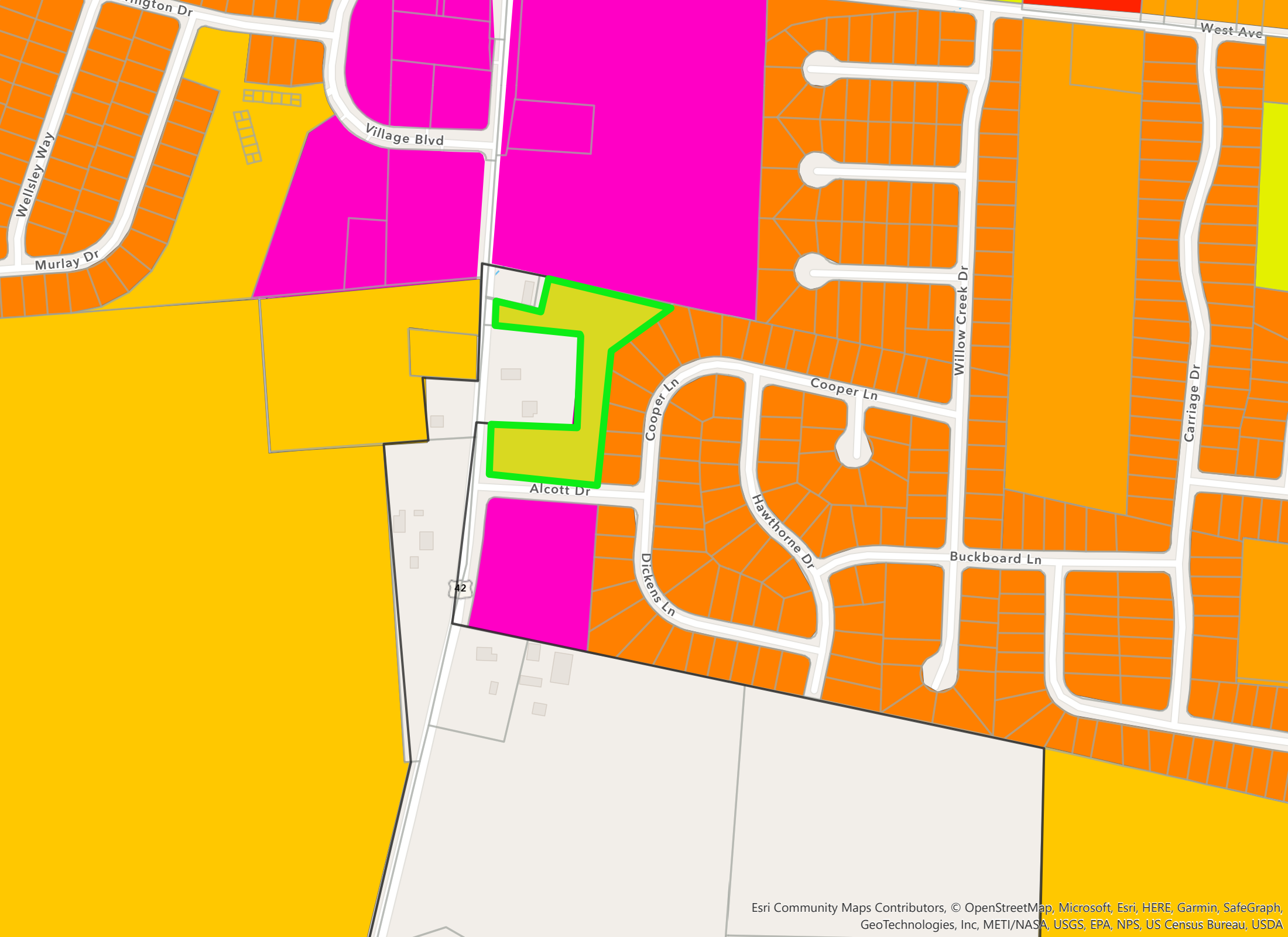
Digital Signature*



Ramesh Vardha

Jul 11, 2023







MEMORANDUM

To: Members of the Village of Plain City Council
From: Haley Lupton, Village Administrator
Date: August 30, 2023
RE: Ordinance 31-2023: Rezoning of 4.89 +/- Acres at 0 US-42, Parcel #04-00503.002, from Restricted Industrial District ("I1") to Community Business District ("B2")

Background:

The Village of Plain City received an application for rezoning the approximately 4.89 acres at 0 US-42, parcel #04-00503.002, from property owner Critser & Greiner Investments LLC. The current zoning classification is Restricted Industrial District ("I1") and the applicant is requesting a rezoning to Community Business District ("B2"). Currently, the parcel is vacant land.

The Planning & Zoning Commission's review of the rezoning application for the property took place during the meeting on August 16, 2023. The Commission heard comments from the applicant and staff during its review of the application. Upon review and discussion, the Commission unanimously voted to recommend approval of said rezoning application.

Objective:

To approve the rezoning of the 4.89 +/- acres at 0 US-42 from the Restricted Industrial District ("I1") zoning classification to the Community Business District ("B2") zoning classification.

Recommendation:

Staff recommends Council approve Ordinance 31-2023 at the second reading on October 23, 2023.

ORDINANCE NO. _____

AN ORDINANCE REZONING 4.89 +/- ACRES AT 0 US-42, PARCEL #04-00503.002, FROM RESTRICTED INDUSTRIAL DISTRICT ("I1") TO COMMUNITY BUSINESS DISTRICT ("B2")

WHEREAS, Critser & Greiner Investments LLC owns parcel #04-00503.002 as identified by the Madison County Auditor's Office, located at 0 US-42; and

WHEREAS, the property owner has submitted an application for rezoning the parcel to Community Business District ("B2"); and

WHEREAS, on August 16, 2023, following its duly advertised public hearing, the Planning and Zoning Commission unanimously voted to recommend to the Village Council the approval to rezone the property to Community Business District ("B2"); and

WHEREAS, the Village Council has reviewed the rezoning application and considered the recommendations of the administration and Planning and Zoning Commission, and agrees that the proposed rezoning is consistent with the goals and objectives of the Village Council and administration.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

Section 1. The 4.89 +/- acres located at 0 US-42, parcel #04-00503.002, as identified by the Madison County Auditor's Office, is rezoned to Community Business District ("B2") pursuant to Chapter 1136 of the Village of Plain City Codified Ordinances.

Section 2. It is found that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall be effective from and after the earliest period provided by law.

Passed: _____, 2023.

Attest: _____
Clerk of Council

Mayor

First reading: _____, 2023. Vote: ____yea ____nay ____abstain

Second reading: _____, 2023. Vote: ____yea ____nay ____abstain

Certificate of Publication

The undersigned, being Clerk of Council of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 4.15 of the Codified Ordinances. The posting was done from _____, 2023 to _____, 2023 at the Office of the Clerk of Council located at 800 Village Boulevard; all being in the Village of Plain City, Ohio and the Village of Plain City Website at www.plain-city.com.

Date: _____, 2023

Clerk of Council



PZ-23-7

Rezoning or Zoning
Ordinance Amendment
Status: Active
Submitted On: 7/17/2023

Primary Location

0 US 42
Plain City, Ohio 43064

Owner

CRITSER & GREINER
INVESTMENTS LLC
8750 LAFAYETTE PLAIN CITY
ROAD PLAIN CITY, OH 43064

Applicant

Steven D. Bell, Pres.
 937-537-0324
 sbell324@hotmail.com
 20209 Barker Road
Marysville, Ohio 43040

P&Z Information

Notice Date

—

P&Z Review Date

08/16/2023

P&Z Recommendation

Approval

City Council Information

Date Notice Sent

08/29/2023

Newspaper Notice Date

08/29/2023

Ordinance Number

Public Hearing Date

10/09/2023

First Reading

10/09/2023

Second Reading

10/23/2023

🔒 Effective Date

—

🔒 Referendum Vote Date

—

Applicant Details

Applicant is the...?*

Other

Other*

Architect

Owner Name*

Critzer & Critzer Investments LLC

Owner Address* ?

265 Jefferson St

Owner Phone*

614-332-8846

Owner Email*

lucas@outdoor-fx.net

Application Information

Current Zoning District and Use ?

I1 (Restricted Industrial)

Proposed Zoning District and Use ?

B2 (Community Business)

Rezoning Type*

Commercial or Mixed Use

Parcel ID

04-00503.002

of Acres to be rezoned*

4.89

A description or statement of the present and proposed provisions of the Zoning Ordinance or the proposed change of the district boundaries of the Zoning District Map.*

This parcel is currently zoned I1. Parcels located directly to the west are currently being rezoned to B2. Parcels directly to the north are I1 and to the south is RU.

A description, by map and text, of the property to be affected by the proposed change or amendment.*

Parcel 04-00503.002 proposing change from I1 to B2.

A statement of the relation of the proposed change or amendment to the general health, safety, and welfare of the public in terms of need or appropriateness within the area by reason of changed or changing conditions and the relation to appropriate plans for the area.*

The proposed change of Zoning would not affect the general health, safety or welfare of the public. B2 uses would be less abrasive than industrial uses.

A statement of the relation of the proposed change or amendment to the comprehensive plan.*

This area is not ideal for Industrial uses.

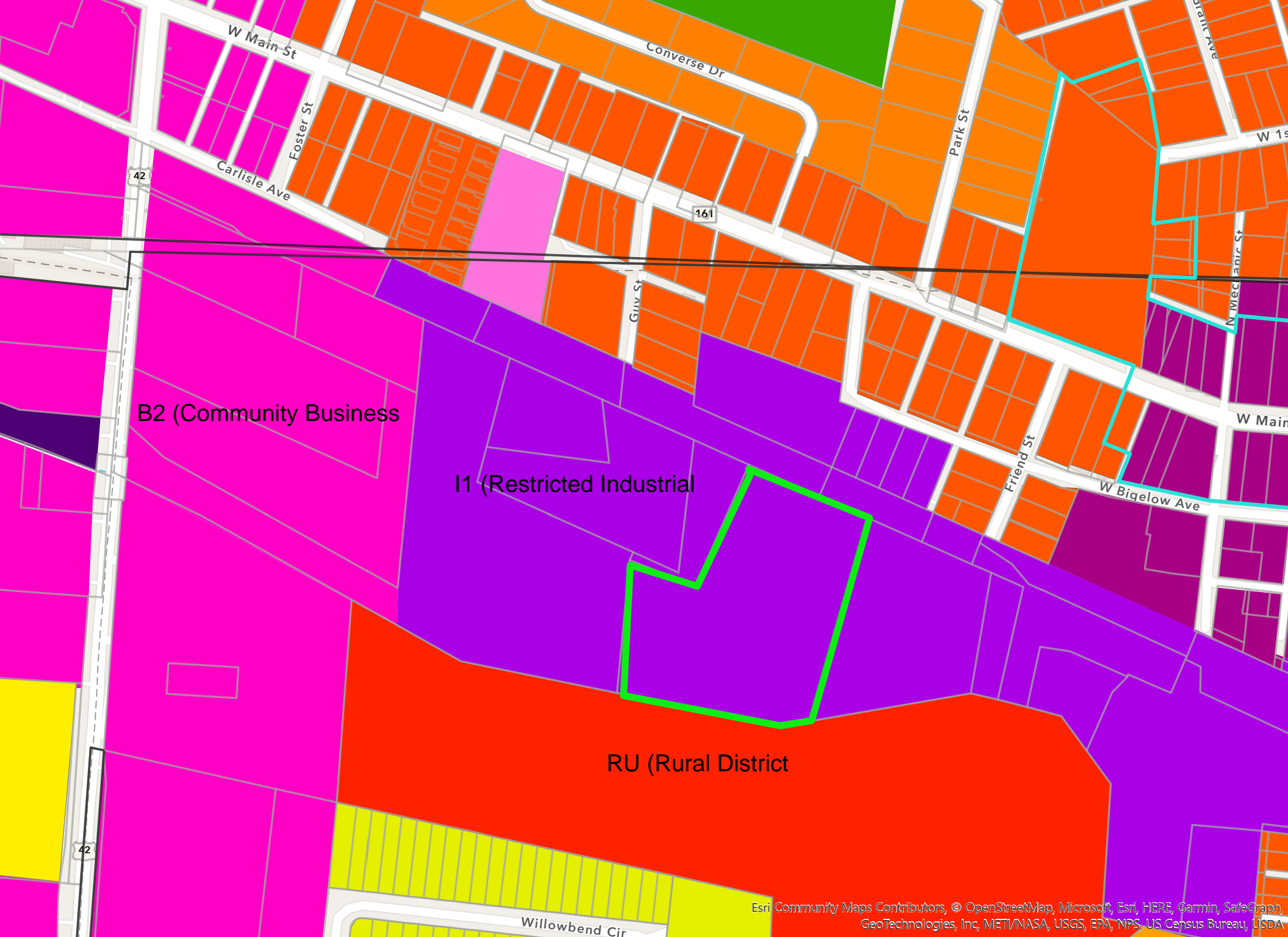
Applicant Signature

Digital Signature*



Steve Bell

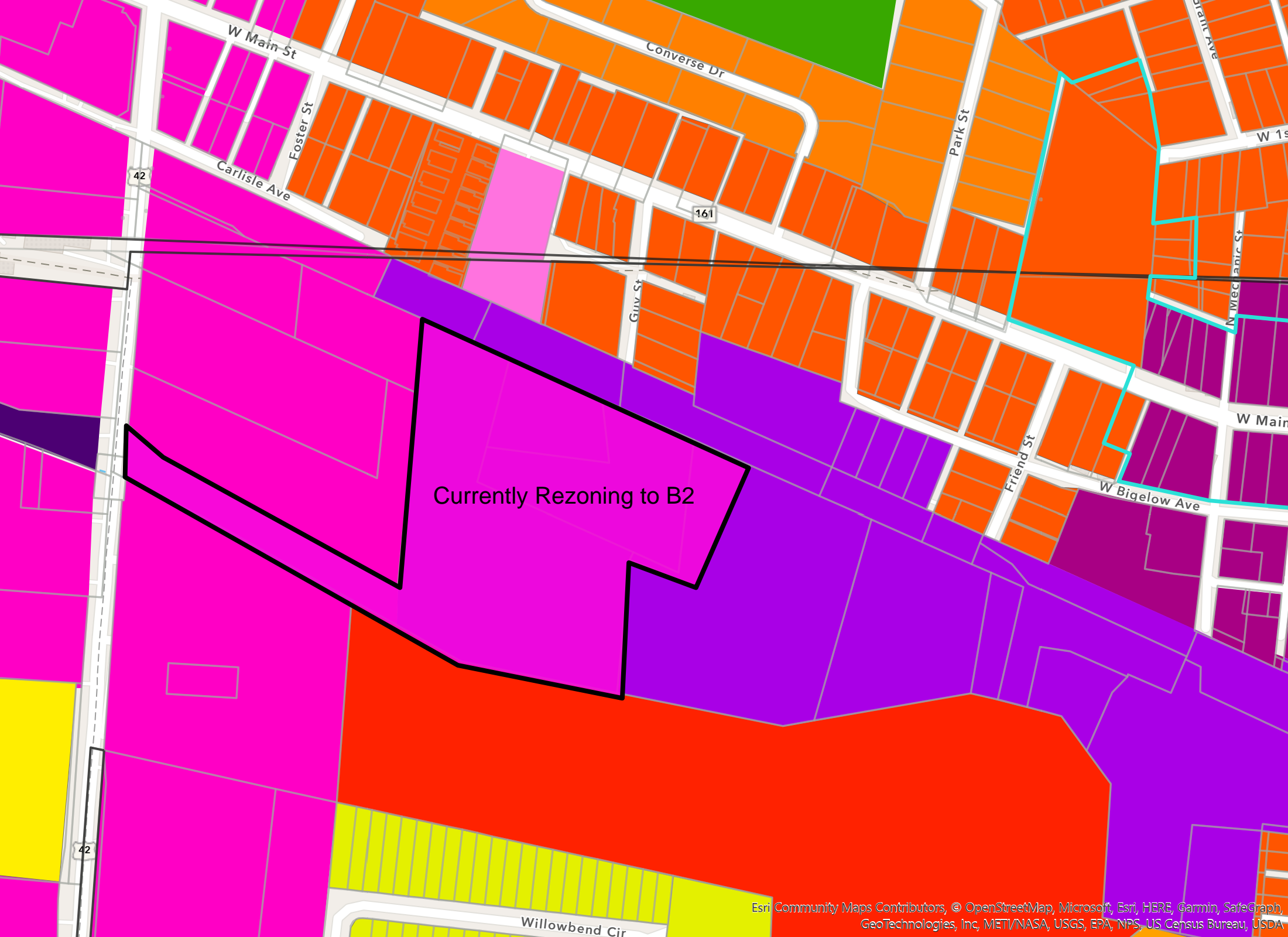
Jul 17, 2023



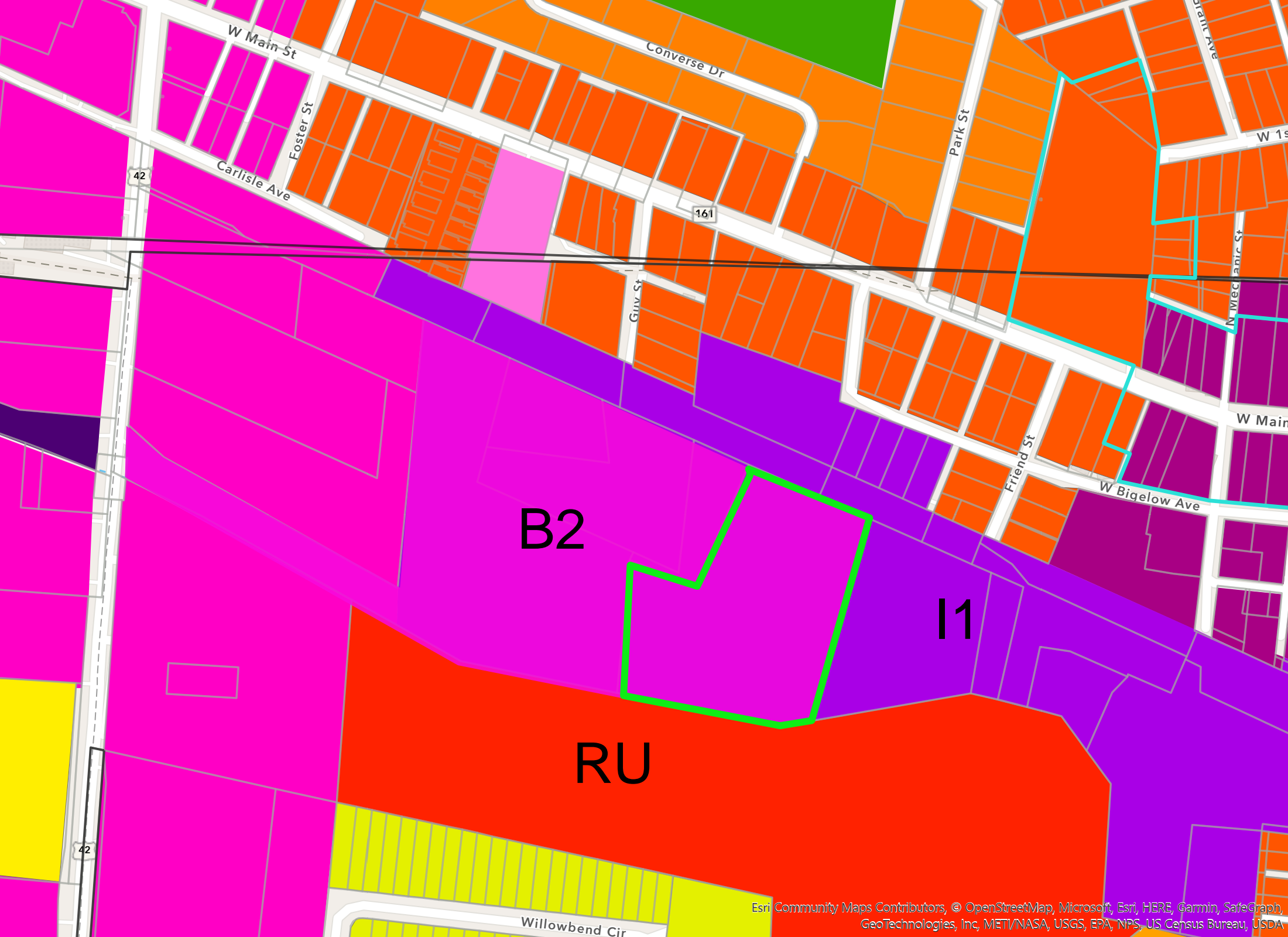
B2 (Community Business)

I1 (Restricted Industrial)

RU (Rural District)



Currently Rezoning to B2



W Main St

Converse Dr

Park St

Carlisle Ave

Foster St

Givy St

Friend St

W Bigelow Ave

N Mecanic St

W Main

B2

I1

RU

Willowbend Cir

Ordinance No. ____-2023

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF UNVOTED GENERAL OBLIGATION NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$500,000, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING STORM WATER IMPROVEMENTS ALONG NOTEMAN ROAD, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY

WHEREAS, this Village Council has requested that the Director of Finance, as fiscal officer of this Village, certify the estimated life or period of usefulness of the Improvement described in Section 1, the estimated maximum maturity of the Bonds described in Section 1 and the maximum maturity of the Notes described in Section 3 to be issued in anticipation of the Bonds; and

WHEREAS, the Director of Finance has certified to this Village Council that the estimated life or period of usefulness of the Improvement described in Section 1 is at least five (5) years, the estimated maximum maturity of the Bonds described in Section 1 is forty (40) years, and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds, is two hundred forty (240) months;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, that:

Section 1. It is necessary to issue bonds of this Village in the maximum principal amount of \$500,000 (the “*Bonds*”) for the purpose of paying the costs of constructing storm water improvements along Noteman Road, together with all necessary appurtenances thereto (the “*Improvement*”).

Section 2. The Bonds shall be dated approximately November 1, 2024, shall bear interest at the now estimated rate of 6.00% per year, payable semiannually until the principal amount is paid, and are estimated to mature in twenty (20) annual principal installments on December 1 of each year and in such amounts that the total principal and interest payments on the Bonds, in any fiscal year in which principal is payable, shall be substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2025.

Section 3. It is necessary to issue and this Village Council determines that notes in the maximum principal amount of \$500,000 (the “*Notes*”) shall be issued in anticipation of the issuance of the Bonds for the purpose described in Section 1 and to pay the costs of the Improvement and any financing costs. The principal amount of Notes to be issued (not to exceed the stated maximum amount) shall be determined by the Director of Finance in the certificate awarding the Notes in accordance with Section 6 of this Ordinance (the “*Certificate of Award*”) as the amount which is necessary to pay the costs of the Improvement and any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance, *provided* that the Director of Finance shall establish the maturity date in the

Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 7.00% per year (computed on the basis of a 360-day year consisting of twelve 30-day months), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award in accordance with Section 6 of this Ordinance.

Section 4. The debt charges on the Notes shall be payable in lawful money of the United States of America or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the Village's paying agent, at the office of a bank or trust company designated by the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the Village and that proper procedures and safeguards are available for that purpose or at the office of the Director of Finance if agreed to by the Director of Finance and the original purchaser (the "Paying Agent").

The Administrator and the Director of Finance shall sign and deliver, in the name and on behalf of the Village, the Note Registrar Agreement between the Village and the Paying Agent, in substantially the form as is now on file with the Clerk of Council. The Note Registrar Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the Village and that are approved by the Administrator and the Director of Finance on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Note Registrar Agreement or amendments thereto. The Director of Finance shall provide for the payment of the services rendered and for reimbursement of expenses incurred pursuant to the Note Registrar Agreement, except to the extent paid or reimbursed by the original purchaser in accordance with the Certificate of Award, from the proceeds of the Notes to the extent available and then from other money lawfully available and appropriated or to be appropriated for that purpose.

Section 5. The Notes shall be signed by the Administrator and the Director of Finance, in the name of the Village and in their official capacities; *provided* that one of those signatures may be a facsimile. The Notes shall be issued in minimum denominations (and may be issued in denominations in such amounts in excess thereof as requested by the original purchaser and approved by the Director of Finance) and with numbers as requested by the original purchaser and approved by the Director of Finance. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this Section and this Ordinance:

"Book entry form" or "book entry system" means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may

be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the Village and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and “immobilized” in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the Village is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

“*Depository*” means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

“*Participant*” means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the Village.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of Village action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the Village.

Section 6. The Notes shall be sold at not less than par plus accrued interest (if any) at private sale by the Director of Finance in accordance with law and the provisions of this Ordinance, the Certificate of Award and the Note Purchase Agreement. The Director of Finance shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the original purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price.

The Note Purchase Agreement between the Village and the original purchaser and now on file with the Clerk of Council is approved, and the Administrator and the Director of Finance are authorized to sign and deliver, on behalf of the Village, the Note Purchase Agreement with such changes that are not inconsistent with the provisions of this Ordinance, are not materially adverse to the interests of the Village and are approved by the Administrator and the Director of Finance. Any such changes to the Note Purchase Agreement are not materially adverse to the interests of the Village and are approved by the Administrator and the Director of Finance shall be evidenced conclusively by the signing of the Note Purchase Agreement by the Administrator and the Director of Finance.

The Mayor, the Administrator, the Director of Finance, the Director of Law, the Clerk of Council and other Village officials, as appropriate, and any person serving in an interim or acting capacity for any such official, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. Any actions heretofore taken by the Mayor, the Administrator, the Director of Finance, the Director of Law, the Clerk of Council or other Village official, as appropriate, in doing any and all acts necessary in connection with the issuance and sale of the Notes are hereby ratified and confirmed. The Director of Finance is authorized, if it is determined to be in the best interest of the Village, to combine the issue of Notes with one or more other note issues of the Village into a consolidated note issue pursuant to Section 133.30(B) of the Ohio Revised Code.

To the extent that the Director of Finance determines that it would be in the best interest of the Village and elects to utilize the Ohio Market Access Program (the "*Ohio Market Access Program*") which is administered by the Treasurer of the State of Ohio (the "*Treasurer*"), the Administrator and the Director of Finance are authorized to sign and deliver, in the name and on behalf of the Village, the Standby Note Purchase Agreement (the "*Standby Note Purchase Agreement*") in substantially the form as presented to this Village Council with such changes as are not materially adverse to the Village and as may be approved by the officers of the Village executing the Standby Note Purchase Agreement. The Village acknowledges the agreement of the Treasurer in the Standby Note Purchase Agreement that, in the event the Village is unable to repay the principal amount and accrued and unpaid interest of the Notes at their maturity, whether through its own funds or through the issuance of other obligations of the Village, the Treasurer agrees to (a) purchase the Notes from the holders or beneficial owners thereof upon their presentation to the Treasurer for such purchase at a price of par plus accrued interest to maturity or (b) purchase renewal notes of the Village in a principal amount not greater than the principal amount of the Notes plus interest due at maturity, with such renewal notes bearing

interest at the Renewal Note Rate (as defined in the Standby Note Purchase Agreement), maturing not more than one year after the date of their issuance, and being prepayable at any time with 30 days' notice, provided that in connection with the Treasurer's purchase of such renewal notes the Village shall deliver to the Treasurer an unqualified opinion of nationally recognized bond counsel that (i) such renewal notes are the legal, valid and binding general obligations of the Village, and the principal of and interest on such renewal notes, unless paid from other sources, are to be paid from the proceeds of the levy of ad valorem taxes, within the ten-mill limitation imposed by law, on all property subject to ad valorem taxes levied by the Village and (ii) interest on the renewal notes is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code, as amended, to the same extent that interest on the Notes is so excluded.

The officers signing the Notes are authorized to take all actions that may in their judgment reasonably be necessary to provide for the Standby Note Purchase Agreement, including but not limited to the inclusion of a notation on the form of the Notes providing notice to the holders or beneficial owners of the existence of the Standby Note Purchase Agreement and providing instructions to such holders or beneficial owners regarding the presentation of the Note for purchase by the Treasurer at stated maturity.

Section 7. The proceeds from the sale of the Notes received by the Village (or withheld by the original purchaser or deposited with the Paying Agent, in each case on behalf of the Village) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award and the Note Purchase Agreement may authorize the original purchaser to (a) withhold certain proceeds from the sale of the Notes or (b) remit certain proceeds from the sale of the Notes to the Paying Agent, in each case to provide for the payment of certain financing costs on behalf of the Village. If proceeds are remitted to the Paying Agent in accordance with this Section 7, the Paying Agent shall be authorized to create a fund in accordance with the Note Registrar Agreement for that purpose. Any portion of those proceeds received by the Village (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Retirement Fund.

Section 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

Section 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the Village, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due.

In each year to the extent receipts from the municipal income tax are available for the payment of the debt charges on the Notes or the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Notes or the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and the laws of the State of Ohio and the Charter of the Village; and the Village hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the Village to the prompt payment of the debt charges on the Notes or the Bonds.

Section 10. The Village covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the “Code”) or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The Village further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the Village having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the Village with respect to the Notes as the Village is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Notes, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Notes, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the Village, as may be appropriate

to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the Village, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the Village regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes. The Director of Finance or any other officer of the Village having responsibility for issuance of the Notes is specifically authorized to designate the Notes as “qualified tax-exempt obligations” if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Section 11. The Director of Finance is authorized to request a rating for the Notes from Moody’s Investors Service, Inc. or S&P Global Ratings, or both, as the Director of Finance determines is in the best interest of the Village. The expenditure of the amounts necessary to secure any such ratings as well as to pay the other financing costs (as defined in Section 133.01 of the Ohio Revised Code) in connection with the Notes is hereby authorized and approved and the amounts necessary to pay those costs are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 12. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the Clerk of Council. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this Village in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, any county or municipal corporation or of this Village, or the execution of public trusts. For those legal services, that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. To the extent they are not paid or reimbursed pursuant to the Note Purchase Agreement and/or the Note Registrar Agreement, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 13. The services of Rockmill Financial Consulting, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Notes. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the Village in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, the Village or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. To the

extent they are not paid or reimbursed pursuant to the Note Purchase Agreement and/or the Note Registrar Agreement, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 14. The Director of Finance is directed to promptly deliver or cause to be delivered a certified copy of this Ordinance to the County Auditors of Madison and Union Counties, Ohio.

Section 15. This Village Council determines that all acts and conditions necessary to be done or performed by the Village or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the Village have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the Village are pledged for the timely payment of the debt charges on the Notes; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

Section 16. This Village Council finds and determines that all formal actions of this Village Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Village Council or any of its committees, and that all deliberations of this Village Council and of any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 17. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the Village, and for the further reason that this Ordinance is required to be immediately effective in order to issue and sell the Notes, which is necessary to enable the Village to facilitate the timely execution of one or more contracts relating to the Improvement; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

Passed: _____, 2023.

Attest: _____
Clerk of Council

Mayor

First reading: _____, 2023. Vote: ___yea ___nay ___abstain

Second reading: _____, 2023. Vote: ___yea ___nay ___abstain

Certificate of Publication

The undersigned, being the Clerk of Council of the Village of Plain City, Ohio, hereby certifies that the foregoing was published by posting for fifteen (15) days as required by law and in accordance with Section 123.01 of the Codified Ordinances. The posting was done from _____, 2023 to _____, 2023 at the Office of the Clerk of Council located at 800 Village Boulevard, all being in the Village of Plain City, Ohio and the Village of Plain City website at www.plain-city.com.

Dated: _____, 2023

Clerk of Council