



COUNCIL WORK SESSION AGENDA

June 4, 2025 at 6:30 PM

Council Chambers

Council Members: President M. Terry, J. Eudaily, K. Ferguson, T. Harriman, A. Lewis, J. Sintz

Mayor: Jody Carney **Village Administrator:** Haley Lupton

Police Chief: Dale McKee **Director of Finance:** Renee' Sonnett **Director of Law:** Paul-Michael La Fayette

Call to Order: Pledge of Allegiance

Approvals: Agenda: Council Work Session Meeting – June 4, 2025
Minutes: Council Regular Meeting – May 12, 2025

Discussion Items:

- Electric and Gas Aggregation
- Stormwater Utility Fee Program
- Annual Goals and Objectives Review

Unfinished Business: None.

New Business: None.

Adjourn



COUNCIL REGULAR MEETING MINUTES

May 12, 2025 at 6:30 PM

Council Chambers

Council Members: President M. Terry, J. Eudaily, K. Ferguson, T. Harriman, A. Lewis, J. Sintz

Mayor: Jody Carney **Village Administrator:** Haley Lupton

Police Chief: Dale McKee **Director of Finance:** Renee' Sonnett **Director of Law:** Paul-Michael La Fayette

Call to Order: Mayor Carney called the meeting to order at 6:30pm, followed by a Flag Ceremony and Pledge of Allegiance led by Plain City Boy Scout Troop 90. Mayor Carney thanked the members of Troop 90 for their attendance tonight.

Present: J. Carney, J. Eudaily, K. Ferguson, T. Harriman, A. Lewis, J. Sintz, and M. Terry.

Absent: None.

Approvals:

Agenda: Council Regular Meeting – May 12, 2025

The May 12, 2025 agenda was approved by unanimous consent.

Minutes: Council Regular Meeting – April 28, 2025

Ms. Ferguson motioned to approve the April 28, 2025 minutes, seconded by Mr. Lewis. Five yeas and one abstention from Mr. Terry.

Proclamation: David Bushong and National Police Week

Mayor Carney presented a proclamation to Mr. David Bushong. Mr. Bushong recently returned from an Honor Flight to Washington D.C. in honor of his military service during the Vietnam War. Mayor Carney thanked Mr. Bushong for his dedicated service and patriotism to this country. All those in attendance applauded and thanked Mr. Bushong with a standing ovation.

Mayor Carney presentation a proclamation to the Plain City Police Department in recognition of National Police Week. Sergeant Howard and Officer Fritz received the proclamation on behalf of the Police

Department. Mayor Carney thanked the members of the Plain City Police Department for their commitment and service to the community. Mayor Carney also presented a letter from the 3rd grade students at the Plain City Elementary School thanking police officers for their service.

Visitors: None.

Reports:

- Mayor: Mayor Carney recently attended the comprehensive plan update meeting with staff. The Mayor also attended the recent grand opening of the Pioneer General Store and toured the Depot project with staff. Mayor Carney thanked Chief McKee for inviting her to be part of the police officer candidate panel interview process. Mayor Carney stated that herself, Ms. Ferguson, and Mr. Lewis recently met with the Plain City Historical Society to discuss semiquincentennial event planning. The winners of the Lions Club auction for “Lunch with a Mayor” recently had lunch with Mayor Carney and learned about the current projects occurring within the Village. Mayor Carney thanked everyone who attended the Light Ohio Blue caravan on May 7, 2025 and noted that it was well attended and over 100 police vehicles participated in the caravan. Mayor Carney thanked Sergeant Prather for his organization and leadership during the recent Safety Town event at the Plain City Elementary School. Many students from the Jonathan Alder School District participated in Safety Town and learned about first responders. On May 9, 2025, Mayor Carney and staff provided a tour and presentation to students from Canaan Middle School and discussed the importance of local government. Mayor Carney thanked Chief McKee for his time in providing a tour of the Police Department. Lastly, Mayor Carney encouraged the community to attend the Memorial Day parade and ceremony on May 26, 2025.
- Village Administrator: Ms. Lupton stated that the Depot project is nearing completion for the current phase and the grand opening has been scheduled for June 13, 2025 at 4:00pm. The comprehensive plan update is ongoing and Ms. Lupton invited residents to be part of the community stakeholders group, if interested. Lastly, Ms. Lupton provided information regarding the upcoming Aquatic Center operating schedule.
- Finance Director: Nothing to report.
- Police Chief: Chief McKee stated that Officer Lake recently completed a four-day extensive firearm training course with the Columbus Police Department. The Plain City Police Department was the only external agency represented and Officer Lake placed third out of all participants in the training course. Chief McKee thanked the Plain City Polar Bear Plunge for their donation to the Police Department. Chief McKee noted that the Light Ohio Blue caravan was successful and he thanked the community for their attendance and support. Chief McKee thanked Mr. Harriman and Mr. Sintz for serving as alternate panel members on the recent police officer candidate panel interviews. Per the panel’s recommendation, a conditional offer of employment was extended to the top candidate. A second conditional offer of employment is pending per Council’s discussion during tonight’s meeting.

Discussion Items:

Electrical and Gas Aggregation:

Ms. Lupton introduced the representatives of the Northeast Ohio Public Energy Council (NOPEC) and stated that they will be discussing electrical and gas aggregation.

Ms. Brenda Fargo, from NOPEC, introduced herself. Mr. Anthony Jones, with AJC Solutions, was also present. Ms. Fargo noted that she served as a city councilmember in her hometown for six years and thanked Council for their service to the community.

Ms. Fargo provided an overview of NOPEC, which is a non-profit council of governments founded by community leaders in 2000. Comprised of 246 communities throughout 20 counties in Ohio, approximately 44% of the total aggregation programs in Ohio are represented by NOPEC. The NOPEC organization also provides educational awareness and advocacy initiatives about aggregation programs. Ms. Fargo discussed the history of energy deregulation in Ohio, which began in 1997 for gas and 2001 for electric. The goal of energy deregulation is to provide discounted pricing options to customers. She discussed the difference between energy generation and energy distribution and how aggregation impacts each classification. The benefits of aggregation were discussed, which include potential savings due to larger purchasing power, the ability to negotiate better terms and conditions, increasing available pricing and product options, assisting communities in effectively managing their sustainability energy goals, and protecting participants from confusing or misleading product offers. She noted that opt-out programs are allowed in Ohio which is beneficial for communities such as Plain City. Ms. Fargo provided information about how an aggregation program is started, which includes communities passing a ballot issue to establish aggregation. Once the ballot issue is approved, communities then select an electric and/or gas supplier, which is determined through a separate ballot issue. Then, communities are required to adopt a Plan of Operation and Governance and be certified by the Public Utilities Commission as a single entity or part of a group such as NOPEC. The electric or gas supplier then performs the remaining tasks necessary to establish the aggregation program. This includes notifications to customers regarding the program and opt-out opportunities. She noted that approximately 80% to 85% of aggregation ballot issues are approved on the initial consideration by voters. Ms. Fargo provided information regarding the process in which an energy supplier is chosen, with three different methods available. Ms. Fargo also described the product offerings that NOPEC provides, as well as what makes NOPEC different than other aggregation programs.

Mayor Carney inquired if each resident would have the option to determine the preferred product offering. Ms. Fargo confirmed that residents would have the ability to pick the product.

Ms. Fargo described the next steps that the Village would pursue, if aggregation is desired. The deadline to place a ballot issue on the next election is August 6, 2025. If the Village is interested, NOPEC would be available to provide sample ballot language and guidance throughout the process. Additionally, the Village would be provided the opportunity to join NOPEC prior to the ballot initiative.

Mayor Carney stated that, to her understanding, aggregation functions similarly to a cooperative in that it works on behalf of members to achieve better product pricing. Ms. Fargo noted that aggregation is a method in which bulk purchasing power is achieved and more optimal pricing is received.

Ms. Fargo described the difference between NOPEC and brokers, with the primary difference being that brokers receive compensation from an added fee to the kilowatt per hour energy supply.

At Mr. Eudaily's inquiry, Ms. Fargo confirmed that all NOPEC members have the same energy supplier. However, if residents have already shopped on their own and have selected their own supplier, they would not be initially eligible for the aggregation program. However, those residents would have an option at the end of their contract to opt-in to the aggregation program, if so desired. Generally, about 50% of households in a community are initially eligible for an aggregation program.

Mayor Carney asked Ms. Fargo if communities surrounding the Village have joined the NOPEC program. Ms. Fargo provided a list of surrounding communities, with Reynoldsburg the closest community at this time.

Mr. Sintz inquired as to what would happen if wholesale prices drop drastically and unexpectedly. Ms. Fargo provided information regarding energy supply rates and noted that, generally, the wholesale market pricing is in fluctuation currently and is expected to continue as such for the time being.

At the inquiry of Mr. Harriman, Ms. Fargo confirmed that an aggregation ballot approval does not obligate the Village to proceed as a member of NOPEC. Rather, that approval creates the foundation from which an aggregation program may be pursued and implemented. Ms. Fargo, as an example, stated that the City of Dublin approved aggregation many years ago but has not instituted a program as of yet. Ms. Fargo noted that the rates will be the same for all NOPEC members, regardless of the population of the specific member community.

At the inquiry of Mr. Sintz, Ms. Fargo stated that residents would be able to contact the energy supplier and NOPEC directly for questions and comments, if aggregation is pursued.

Mayor Carney thanked Ms. Fargo for the information and requested that staff place a discussion topic regarding electric and gas aggregation on the agenda for the June 4, 2025 Council work session meeting.

MOWSD Lease Agreement:

Ms. Lupton provided information regarding a potential water well lease agreement with the Mid-Ohio Water and Sewer District (MOWSD). Recently, MOWSD completed a test boring on land owned by the Village near the Heritage Trail Trailhead and determined that a viable water aquifer was present. The well, if approved and installed, would be contained by a small ten feet by ten feet shed. Extensive preparatory work is still required but Ms. Lupton stated that she wanted to communicate the above with Council before proceeding any further with the project.

Mr. Terry inquired as to who owns the actual water within the aquifer. Ms. Lupton stated that it would most likely be considered a mineral right. Mr. Terry responded that, given the circumstances, it is likely that the Village would own the mineral right to the water. Mr. Terry emphasized the importance of ensuring all compensation is rendered correctly. He stated his concern in that MOWSD would be charging Village residents for water that was already owned by the Village.

Mr. Eudaily expressed his surprise that MOWSD would be permitted to construct water pipelines across the Big Darby Creek due to environmental protections and regulations. Ms. Lupton stated that, based on the conditions of the existing aquifer, surrounding area, and quarry, such work would be possible.

Mayor Carney asked if the potential wellhead would negatively affect surrounding properties and their wells. Ms. Lupton responded that she would look into the matter.

Mr. Terry expressed his support for the opportunity but acknowledged that he would like more details regarding mineral rights prior to proceeding.

Ms. Lupton thanked Council for the information and stated that she will communicate accordingly with Council as she receives more information.

Police Staffing:

Ms. Lupton stated that the Personnel & Finance, CIP Committee met last week and discussed the police staffing topic. The recent panel interviews were successful and a conditional offer of employment has been extended to the preferred candidate. In order to estimate future police staffing needs, staff reviewed the number of issued occupancy permits and utilized that data to project future needs. Based on the data, approximately fourteen officers will be needed once the Village reaches a population of 7,000. Current estimates place the Village's population at approximately 6,200. Staff and the Committee have formally recommended that two officers be hired now, with one to replace the currently vacant position and another to account for the additional officer needed for 2025. The cadet in academy training would then serve as the additional officer for 2026, upon their graduation from the academy. This plan would result in the current police staffing needs being met. Chief McKee noted that the recent panel interview candidates all have their Ohio Peace Officer commission which means that they would be able to begin employment with the Village upon the successful completion of a polygraph test and background check.

At the inquiry of Mr. Terry, Chief McKee stated that there is one expected retirement from the Police Department to occur in 2026. Mr. Terry thanked Chief McKee for the information and stated that he is supportive of the Committee's hiring recommendation.

Council discussed the cadet in academy training. It was noted that varying levels of experience between new officers and experienced officers is beneficial for the continued development of the Police Department.

Mr. Lewis stated that, based on information from staff and the Committee's discussion, the budget is able to accommodate the additional police officer salaries. Ms. Lupton and Ms. Sonnett confirmed that a supplemental budget is not required for the hirings.

Council, by unanimous consent, agreed with the Committee's recommendation and authorized staff to proceed accordingly.

Community Grant Program Applications Review:

Ms. Lupton provided an overview of the received Community Grant Program applications. The Village received a total of four applications. Applicants include the Steam Threshers organization, the Rock the Clock organization, the Plain City Music, Arts, and Theatre Society, and the Plain City Area Ball Association. Ms. Lupton stated that the Community Grant Program has been allocated \$20,000 in funding for 2025 and each applicant submitted a funding request of \$5,000.

Ms. Lupton provided clarification that the Rock the Clock organization is only requesting \$5,000 in grant funding, and not additional cost-incurred forgiveness. Due to the Village's insurance advisor's recommendation, the Village is only permitted to provide grant funding in cash form and cannot provide cost-incurred forgiveness. As such, all applicants would only be eligible to receive their funding request in the form of a grant.

Mayor Carney noted that, in the future, the funding for the Community Grant Program may need to be reallocated to support events in honor of the upcoming semiquincentennial in 2026.

At the inquiry of Mr. Lewis, Ms. Lupton confirmed that no additional details were provided by the Plain City Area Ball Association in their application. Ms. Lupton also clarified that if some Program funds are not allocated this year, the remaining unused funds would be returned to the fund account.

Additional discussion took place regarding the submitted applications. Mr. Harriman noted that the Plain City Area Ball Association assisted the Village with the financial costs of replacing bleachers at a baseball field in Pastime Park. Mr. Eudaily stated that one of the purposes of the Program is to benefit the entire community but that may be difficult to achieve based on an event requiring an admission fee. Ms. Lupton noted that several applicants do charge admission fees for their events.

Mayor Carney stated her support for approving the submitted funding requests but encouraged Council to consider reevaluating the Program in 2026 and potentially reallocating that funding for other events or programs that are also community-focused. Council agreed that, should the Community Grant Program continue, scoring criteria and additional guidelines should be implemented.

Mobile Vendors:

Ms. Lupton referenced the previously submitted report to Council in which the recently passed mobile vendor legislation has received feedback from local business owners. Based on the recent comments, staff is reevaluating the legislation and regulations. The permit registration process remains open, however the Village is not collecting any registration fees at this time until the reevaluation is complete. Staff may propose that the regulations be relocated to the Business Regulation Code and removed from the Planning and Zoning Code. Ms. Lupton noted that portable non-residential structures would still be regulated through the Special Use permit process as administered by the Board of Zoning Appeals.

Mr. Harriman stated that he is supportive of staff's reevaluation based on the received comments from local business owners. Mr. Lewis asked if the enacted registration fee of \$200 is per location of a mobile vendor. Ms. Lupton confirmed that is correct. Mr. Lewis stated that he would be in support of a single annual registration fee. Ms. Lupton stated her agreement. Mr. Terry noted that he does not envision the mobile vendor regulations creating substantial revenue for the Village, rather his focus is to implement regulations and safeguards such that future traffic congestion issues and safety issues are mitigated or avoided. Mr. Eudaily stated his support for reducing the \$200 registration fee. Mr. Harriman also encouraged staff to consider compiling a property owner list of approved mobile vendor locations as well.

Public Hearing: ZC-25-2: Amendment of the Codified Ordinances, Chapter 1135.04 (Fees), of Part Eleven of the Planning and Zoning Code

The public hearing for ZC-25-2 opened at 7:48pm.

After receiving no public comment, the public hearing for ZC-25-2 closed at 7:48pm.

Public Hearing: ZC-25-3: Amendment of the Codified Ordinances, Chapter 1199 (Signs), of Part Eleven of the Planning and Zoning Code

The public hearing for ZC-25-3 opened at 7:49pm.

After receiving no public comment, the public hearing for ZC-25-3 closed at 7:49pm.

Public Hearing: ZC-25-4: Amendment of the Codified Ordinances, Chapter 1163 (B2 Community Business District), of Part Eleven of the Planning and Zoning Code

The public hearing for ZC-25-4 opened at 7:49pm.

After receiving no public comment, the public hearing for ZC-25-4 closed at 7:50pm.

Public Hearing: ZC-25-5: Amendment of the Codified Ordinances, Chapter 1183.04 (Marijuana Cultivators, Processors and Retail Dispensaries), of Part Eleven of the Planning and Zoning Code

The public hearing for ZC-25-5 opened at 7:50pm.

After receiving no public comment, the public hearing for ZC-25-5 closed at 7:50pm.

Motion: To _____ (*Approve or Disapprove*) the Community Grant Program Application Request from the Steam Threshers Organization in the Amount of \$ _____

Ms. Ferguson motioned to approve the Community Grant Program application request from the Steam Threshers organization in the amount of \$5,000, seconded by Mr. Lewis. All in favor.

Motion: To _____ (*Approve or Disapprove*) the Community Grant Program Application Request from the Plain City Area Ball Association in the Amount of \$ _____

Mr. Lewis motioned to approve the Community Grant Program application request from the Plain City Area Ball Association in the amount of \$5,000, seconded by Mr. Sintz. All in favor.

Motion: To _____ (*Approve or Disapprove*) the Community Grant Program Application Request from the Rock the Clock Organization in the Amount of \$ _____

Mr. Lewis motioned to approve the Community Grant Program application request from the Rock the Clock organization in the amount of \$5,000, seconded by Mr. Harriman. Four yeas and two abstentions from Mr. Lewis and Mr. Sintz. Mr. Sintz stated that he may provide video services for the event, hence his abstention.

Motion: To _____ (*Approve or Disapprove*) the Community Grant Program Application Request from the Plain City Music, Arts, and Theatre Society in the Amount of \$ _____

Mr. Sintz motioned to approve the Community Grant Program application request from the Plain City Music, Arts, and Theatre Society in the amount of \$5,000, seconded by Mr. Harriman. Four yeas and two abstentions from Mr. Eudaily and Mr. Harriman. Mr. Eudaily and Mr. Harriman stated that they have children participating in the programs provided by the Plain City Music, Arts, and Theatre Society, hence their abstentions.

Unfinished Business:

2nd Reading Resolution 27-2025: Authorizing and Implementing the Sponsorships for Public Use Policy

Mr. Lewis motioned to approve Resolution 27-2025, seconded by Mr. Eudaily. All in favor.

2nd Reading Resolution 28-2025: Accepting Public Improvements Constructed for Madison Meadows II, Section 1A

Mr. Harriman motioned to approved Resolution 28-2025, seconded by Mr. Sintz. All in favor.

2nd Reading Resolution 29-2025: Accepting Public Improvements Constructed for Madison Meadows II, Section Two

Mr. Harriman motioned to approve Resolution 29-2025, seconded by Mr. Eudaily. All in favor.

2nd Reading Resolution 30-2025: Amending the Rental Rates for Facilities Owned by the Village of Plain City

Mr. Sintz motioned to approve Resolution 30-2025, seconded by Mr. Lewis. All in favor.

New Business:

1st Reading Ordinance 16-2025: Amending the Codified Ordinances, Chapter 1163, B2 Community Business District, of Part Eleven of the Planning and Zoning Code

1st Reading Ordinance 17-2025: Amending the Codified Ordinances, Chapter 1183.04, Marijuana Cultivators, Processors and Retail Dispensaries, of Part Eleven of the Planning and Zoning Code

1st Reading Resolution 31-2025: Authorizing and Implementing the Donations or Gifts for Public Use Policy

1st Reading Resolution 32-2025: Authorizing and Implementing the Naming Public Properties Policy

1st Reading Resolution 33-2025: Authorizing and Implementing the Uptown Alley Archway Program and Policy

Executive Session: Pursuant to Ohio Revised Code Section 121.22(G)(2): To consider the purchase of property for public purposes.

Staff members Ms. Lupton, Ms. Hetzel on behalf of Mr. La Fayette, Ms. Sonnett, Chief McKee, and Mr. Dreier attended the Executive Session.

Mr. Sintz motioned to enter Executive Session at 7:56pm, seconded by Mr. Harriman. All in favor.

Mr. Terry motioned to exit Executive Session at 8:13pm, seconded by Mr. Sintz. All in favor.

Adjourn:

Mr. Harriman motioned to adjourn, seconded by Mr. Eudaily. All in favor. Meeting adjourned at 8:13pm.



MEMORANDUM

To: Members of the Village of Plain City Council

From: Haley Lupton, Village Administrator

Date: May 30, 2025

RE: Discussion: Stormwater Utility Fee Program

Background:

During the Council meeting on September 23, 2024, Mr. Randy VanTilburg with the Mannik & Smith Group, the Village's contracted engineer, provided a progress report regarding the Village's evaluation of creating a stormwater utility fee program. The progress report is available for review [here](#). Pursuant to the discussion during the September 23, 2024 Council meeting, staff and the Mannik & Smith Group representatives have continued to evaluate and draft a stormwater utility fee program outline.

Communities create a stormwater utility fee program to create a funding source that is then used for the maintenance, improvement, and regulatory compliance of a municipality's stormwater system. Numerous communities throughout the central Ohio region and state have implemented a stormwater utility program. A brief comparison of those communities can be view [here](#). Through the research process, staff has extensively analyzed and compared surrounding communities' programs. The attached code draft has been created through this comprehensive research and comparison.

The proposed program would implement a monthly fee based on a calculated average of square feet of impervious area on properties within the Village. The proposed fee would be collected as part of the Village's refuse collection bill. The revenue from the fee would be deposited into a fund dedicated specifically to the stormwater utility program and would be used for the stormwater system maintenance and improvement projects. It is important to note that the stormwater utility fee is not a tax.

As the Village continues to grow, the impact on the stormwater system also increases. The stormwater utility fee program, if implemented, can serve as an important tool used in the operation and improvement of the stormwater system. Given the proximity of the Big Darby Creek, it is important that the Village be proactive in its stormwater mitigation.

ORDINANCE XX-2025 EXHIBIT A

CHAPTER 935

Stormwater Utility

935.01 Purpose and objective.

935.02 Definitions.

935.03 Necessity for charges.

935.04 Authority.

935.05 Rate structure.

935.06 Stormwater only accounts.

935.07 Billings and terms of payment

935.08 Collection.

935.09 Adjustments.

935.10 Right to appeal.

935.11 General prohibitions.

935.12 Stormwater credits and ERU credits (adjustments).

935.99 Penalties; remedies.

935.01 PURPOSE AND OBJECTIVE.

- (a) To establish stormwater rates and service charges. All revenues generated by or on behalf of the Utility shall be deposited in to the Stormwater Utility Fund. These funds shall be utilized for the management of stormwater, capital improvements, and maintenance of the stormwater system. Funds collected are to be deposited in a designated fund for said use.
- (b) The Village of Plain City shall promote the public health, welfare, and safety of the residents of the Village and provide for the:
 - (1) Safe and efficient capture and conveyance of stormwater runoff;
 - (2) Mitigation of the damaging effects of stormwater runoff;
 - (3) Addressing of stormwater problems;
 - (4) Funding of the activities of stormwater management;
 - (5) Design, planning, regulation, education, coordination, construction, operations, maintenance, inspection and enforcement activities related to stormwater;
 - (6) Compliance with Local, State and Federal regulatory requirements related to stormwater.

935.02 DEFINITIONS.

As used in this Chapter:

- (a) "Abatement" means any action taken to remedy, correct, or eliminate a condition within, associated with, or impacting a drainage system.
- (b) "Adjustment" means a modification in a non-residential customer's stormwater service fee for certain activities that impact stormwater runoff or impacts the Village's costs of providing stormwater management.
- (c) "Agricultural Property" is considered to be a residential property and assigned 1 ERU for billing purposes unless it is determined by the Madison or Union County Auditor's office(s) that the property is designated as a Commercial Agricultural Use Valuation (CAUV) designation for tax reduction purposes. If the property has received the CAUV designation, it will then be treated as a non-residential property.
- (d) "Apartment/Condominium Property" is considered to be a lot or parcel of real estate on which is situated a building or buildings containing 3 or more single-family dwelling units.
- (e) "Approved plans" shall mean plans approved according to a permit and plan review which will govern all improvements made within the Village that require stormwater facilities or changes or alterations to existing stormwater facilities.
- (f) "BMPs" refers to Stormwater Best Management Practices which are techniques and methods used to manage stormwater runoff and prevent pollution, addressing both the quantity and quality of water runoff. These practices aim to reduce or mitigate the impacts of development on water resources and prevent the discharge of pollutants into nearby waterways.
- (g) "Blue line stream" refers to any stream, creek, or other flowing water feature shown as a solid or broken blue line on USGS topographic maps. These lines represent natural watercourses, excluding man-made structures.
- (h) "Code" means the Codified Ordinances of the Village of Plain City.
- (i) "Detention" means the temporary storage of stormwater runoff in a basin, pond, or other structure to control the peak discharge rates by holding the stormwater for a lengthened period of time and which provides some gravity settling of particulate.
- (j) "Detention facility" means a facility by means of a single control point which provides temporary storage of stormwater runoff in ponds, parking lots, depressed areas, rooftops, buried underground vaults or tanks, etc. for future release, and is used to relay and attenuate flow.
- (k) "Village Administrator" means the Village Administrator of the Village of Plain City, Ohio.
- (l) "Equivalent Residential Unit (ERU)" is a value, equal to 2,650 square feet of impervious surface area and is equal to the average amount of impervious area of residential properties within the Village of Plain City.
- (m) "Facilities" means various stormwater and drainage works that may include inlets, pipes, pumping stations, conduits, manholes, energy dissipation structures, channels, outlets, retention/detention basins, swirl concentrators, and other structural BMP components.

- (n) "Impervious area" means areas that have been paved and/or covered with buildings and materials that do not allow natural infiltration, which include, but are not limited to, concrete, asphalt, rooftop, and blacktop.
- (o) "Infiltration" is defined as a complex process of allowing runoff to penetrate the ground surface and flow through the upper soil surface.
- (p) "Non-residential properties" are all properties not encompassed by the definition of Residential and shall be defined as Non-residential. Non-residential properties include:
 - (1) Agricultural property with the Commercial Agricultural Use Valuation designation;
 - (2) Apartment and Condominium properties;
 - (3) Mobile Home Parks;
 - (4) Commercial property;
 - (5) Industrial property;
 - (6) Institutional property;
 - (7) Governmental property;
 - (8) Churches;
 - (9) Schools
 - (10) Federal, State, and Local properties; and below.
 - (11) Any other property not mentioned in this or the list of Residential properties.
- (q) "Owner" means the person who holds actual, not merely equitable, title to the property. Executors, administrators of estates, and persons who hold property in trust shall be considered owners.
- (r) "NPDES" means National Pollutant Discharge Elimination System.
- (s) "NPDES Permit" means a permit issued to the Village pursuant to Section 402 of the Clean Water Act.
- (t) "Peak Discharge" or "Peak Flow" means the maximum rate of flow of water passing a given point during or after a rainfall event.
- (u) "Private stormwater facilities" are defined as various stormwater and drainage works not under the control or ownership of the Village, County, State, and/or Federal government which may include inlets, conduits, pipes, pumping stations, manholes, structures, channels, outlets, retention or detention basins, other structural components and equipment designed to transport, move, or regulate stormwater.
- (v) "Public stormwater facilities" are defined as various stormwater and drainage works under the control and/or ownership of the Village, County, State, or Federal government which may include inlets, conduits, pipes, pumping stations, manholes, structures, channels, outlets, retention or detention basins, other structural components and equipment designed to transport, move, or regulate stormwater.
- (w) "Public stormwater open channel" means all open channels, which convey, in part or in whole, stormwater, and are 1) owned, operated, or maintained by the Village or 2) a stormwater open channel which has a permanent drainage/stormwater easement owned by the Village and drains an area which includes Village owned property or

right-of-way. A public stormwater open channel does not include roadside ditches, which convey only immediate right-of-way drainage.

- (x) "Residential property" means all single-family properties and duplexes within the Village of Plain City.
- (y) "Retention" is defined as the holding of stormwater runoff in a constructed basin or pond or in a natural body of water without release except by means of evaporation, infiltration, or emergency bypass.
- (z) "Retention facility" means a facility, which provides storage of stormwater runoff and is designed to eliminate subsequent surface discharges.
- (aa) "Square footage of impervious area" means, for the purpose of assigning an appropriate number of ERU's to a parcel of real property, the square footage of all impervious area using the outside boundary dimensions of the impervious area to include the total enclosed square footage, without regard for topographic features of the enclosed surface.
- (bb) "Stormwater" means stormwater runoff, snowmelt runoff, and surface runoff and drainage.
- (cc) "Storm sewer" means a sewer, which carries stormwater, surface runoff, street wash waters, and drainage, but which excludes sanitary sewage and industrial wastes, other than unpolluted cooling water.
- (dd) "Stormwater service charge" is defined as a charge billed to users of the Village's stormwater collection, impounding, and transportation system.
- (ee) "Stormwater system" means all man-made facilities, structures, and natural watercourses owned by the Village of Plain City used for collection and conducting stormwater to, through, and from drainage areas to the points of final outlet including, but not limited to, any and all of the following: conduits and appurtenant features, canals, creeks, catch basins, ditches, streams, gulches, gullies, flumes, culverts, siphons, streets, curbs, gutters, dams, floodwalls, levees, and pumping stations.

935.03 NECESSITY FOR CHARGES.

- (a) It is hereby determined necessary for the protection of public health, safety, and welfare and to conform with Federal, State, and local laws and regulations that a system of charges for stormwater service be established which allocates the cost of providing stormwater service to each user in such a manner that the allocated costs are proportionate to the cost of providing stormwater service to that user, insofar as those costs can reasonably be determined.

935.04 AUTHORITY.

- (a) Stormwater service charges shall be collected by the Village. The Village Administrator shall make and enforce such rules and regulations as deemed necessary for the safe, economical, and efficient management and protection of the Village's stormwater system; for the construction and use of storm sewers and connections to the stormwater system consistent with policies established by the Plain City Village Council; and for the regulation collection, rebating, and refunding of such stormwater charges.

935.05 RATE STRUCTURE.

- (a) A stormwater service charge shall be billed to the owner of each and every lot and parcel of land within the Village that contains impervious area and contributes directly or indirectly to the stormwater system of the Village. This charge is necessary to pay for the repair, replacement, planning, improvement, operation, regulation and maintenance of the existing and future Village stormwater system. This charge is not related to water and/or sanitary sewer service and applies whether or not the premises are occupied.
- (b) All properties having impervious area within the Village of Plain City will be assigned an Equivalent Residential Unit (ERU) or a multiple thereof, with all properties having any impervious area receiving at least one (1) ERU as follows:
 - (1) All residential properties will be assigned one (1) ERU. A flat rate will apply to all residential properties. In cases where an inequitable result occurs due to multiple lots being assessed to a landowner an application for a discount may be submitted to the Village Administrator and Village Engineer for review and processing.
 - (2) All residential properties considered to be apartments or condominiums will be assigned an ERU multiple based upon the properties' individually measured impervious area (in square feet) divided by 2,650 square feet (1 ERU) but in no event less than one (1) ERU. This division will be calculated to the first decimal place and rounded according to mathematical convention.
 - (3) All non-residential properties will be assigned an ERU multiple based upon the properties' individually measured impervious area (in square feet) divided by 2,650 square feet (1 ERU) but in no event less than one (1) ERU. This division will be calculated to the first decimal place and rounded according to mathematical convention.
- (c) The stormwater charge shall be ~~\$4.00~~ per month per ERU. Owners of a non-residential property may be eligible for a stormwater management discount based on stormwater management practices as outlined in Section 935.12. An application for a discount would be submitted by the property owner to the Village of Plain City for review and processing.

935.06 STORMWATER ONLY ACCOUNTS.

- (a) Stormwater only accounts are properties that do not utilize residential refuse collection services as administered by the Village but do contain impervious area or hard surfaces and contribute directly or indirectly to the Village's stormwater system as determined by the Village Administrator. A copy of every permit issued by any Village division for new construction that does not utilize residential refuse collection services as administered by the Village shall be sent to the Village Administrator for a determination of whether or not stormwater service charges apply.

935.07 BILLINGS AND TERMS OF PAYMENT.

- (a) The stormwater charges established under this Chapter shall be due and payable to the Village on the due date via the bill provided by the Village.
- (b) In the event the amount billed for stormwater service is not paid in full on or before the due date noted on the bill, an amount equal to five percent (5%) of the amount billed shall be added. Such five percent (5%) charge shall be due and payable in addition to the total amount noted on the bill including, but not limited to, arrearages, administrative charges, deposits, defers and local charges.

935.08 COLLECTION.

- (a) When charges for stormwater service are not paid when due, the Plain City Village Administrator may pursue any of the following actions:
 - (1) Forward the account for collection by an outside collection agency;
 - (2) Transfer the delinquency to any other property owned by the account holder that receives service from the Village;
 - (3) Bring an action at law for the collection of the delinquent amount;
 - (4) Certify the charges, together with any penalties, to the County Auditor, who shall place the certified amount on the real property tax duplicate of the property served directly or indirectly by the stormwater system of the Village. The amount certified shall be a lien on the property served from the date placed on the list and duplicate and shall be collected in the same manner as other taxes, except that, notwithstanding the Ohio Revised Code, a county treasurer shall accept a payment in such amount when separately tendered as payment for the full amount of such unpaid stormwater charges and associated penalties.

935.09 ADJUSTMENTS.

- (a) Increase (debit) adjustments can be made to non-residential service charges by property owners adding additional impervious area such as rooftops, parking lots, driveways and walkways. Decrease (credit) adjustments can be made to non-residential service charges by property owners performing activities that reduce the impact of stormwater runoff to the stormwater system, as outlined in Section 935.12. Recalculations will be determined as outlined in Section 935.05.

935.10 RIGHT TO APPEAL.

- (a) A non-residential property owner may challenge the ERU multiple assigned to their property by filing an appeal with the Village Administrator for adjustment thereof, stating in writing the grounds for the appeal. The Village Administrator shall cause appropriate investigation thereof and report the findings to the property owner. The Village Administrator shall consider the appeal and determine whether an adjustment of the ERU for any such lot or parcel is necessary, and adjust such ERU multiple if appropriate.
- (b) If the property owner is not satisfied with the findings, an administrative hearing may be requested. At the hearing, both the property owner and the Village Administrator may present evidence to support their positions to the Village of

Plain City Council. After consideration, a decision shall be rendered based upon a majority vote, and the Village Council shall issue a written decision to the parties which shall be the final decision of the Village of Plain City.

935.11 GENERAL PROHIBITIONS.

- (a) No political subdivision or any person subject to the authority of a political subdivision that discharges, contributes or allows the discharge or contribution of stormwater directly or indirectly to the municipal storm sewer or stormwater drainage systems of Plain City shall fail to use BMPs, acceptable to Plain City, to control the discharge of pollutants and volume of flow in such discharges.

935.12 STORMWATER CREDITS AND ERU CREDITS (ADJUSTMENTS).

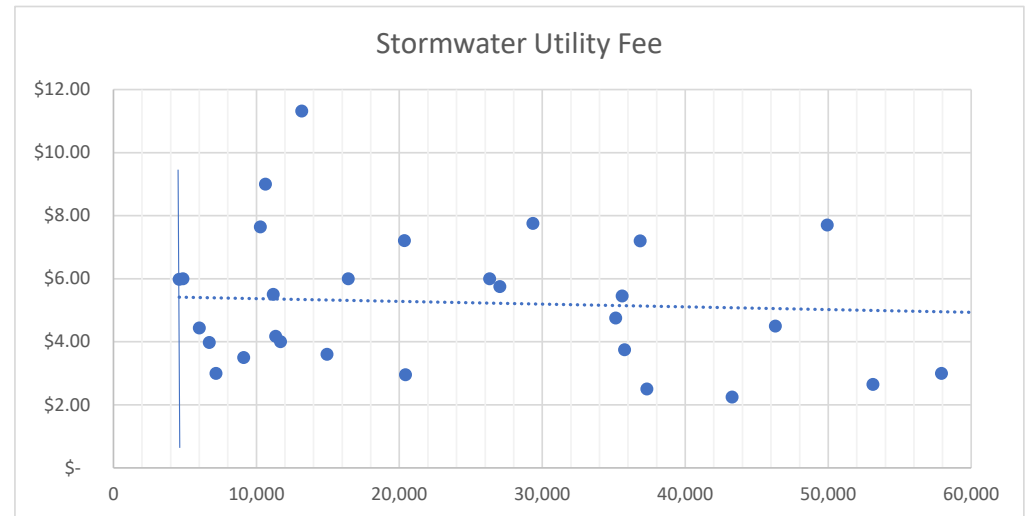
- (a) In the event the amount of impervious area on a non-residential property is increased above that assigned by the Village of Plain City, an adjustment may be made to the ERU multiple assigned to the property to properly reflect the amount of impervious area. The new ERU multiple shall be billed from the date on which the Village mails a notification of the change to the owner of the property and shall not be stayed by an appeal under Section 935.10. If the Village finds that it has been under billing a non-residential property as a result of the increase in impervious area, the owner may be charged for the difference between the amount actually billed and the amount that should have been billed for a period of time not to exceed one year prior to the date of the Village's mailing of a notification to the owner that an adjustment is being made to the property's ERU multiple.
- (b) The owner of a non-residential property may apply for an adjustment to the ERU multiple if the owner has taken certain actions that reduce the impact of stormwater runoff to the stormwater system.
- (c) In order to receive certain levels of credit, a registered professional engineer must perform engineering calculations. The Village will institute the credit, if applicable, after reviewing the application packet. The maximum adjustment that may be made to the ERU multiple for any non-residential property is 50% consisting of any one or more of the following credit options:
 - (1) brownfield reuse 10%
 - (2) owner maintained detention/retention* 30%
 - (3) direct discharge to a blue line stream 10%
 - (4) re-forested (stream) buffer/grass filter strip* 30%
 - (5) industrial NPDES 10%
 - (6) owner maintained sediment pond* 30%
 - (7) owner maintained swales* 20%
 - (8) Note*: The BMP facilities must be in accordance with the hydrologic, hydraulic and structural design requirements of the rules and regulations developed by the Village. Facilities of a temporary nature will not be allowed a decrease in their charges.

935.99 PENALTIES; REMEDIES.

- (a) Whoever violates or fails to comply with any provision of this Chapter is guilty of a minor misdemeanor, and shall be fined one hundred and fifty dollars (\$150.00). A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.
- (b) The imposition of any other penalties provided herein shall not preclude the Village, by or through its Law Director and/or authorized designees, from instituting an appropriate action or proceeding in a court of proper jurisdiction to prevent an unlawful development or to restrain, enjoin, correct or abate a violation, or to require compliance with the provisions of this Chapter or other applicable laws, ordinances, rules or regulations or the lawful orders of the authorized enforcement agency; or to impose any other available civil remedy or sanction against any person or organization convicted of an offense under this Chapter, either in addition to or in lieu of a fine imposed pursuant to this section, including the imposition upon the offender of liability to the Village for any expense, loss or damage incurred by the Village by reason of such violation.
- (c) The remedies listed in this Chapter are not exclusive of any other remedies available under any applicable federal, state or local law; and it is within the discretion of the authorized enforcement agency to seek cumulative remedies.

Stormwater Utility Fee

Location	Monthly Rate \$/ERU	Population
Loveland	\$ 11.32	13,156
London	\$ 9.00	10,621
Marysville	\$ 7.75	29,328
Newark	\$ 7.70	49,934
Tipp City	\$ 7.64	10,274
Piqua	\$ 7.21	20,354
Marion	\$ 7.20	36,837
Mount Vernon	\$ 6.00	16,418
Troy	\$ 6.00	26,305
Wellington	\$ 6.00	4,851
West Jefferson	\$ 5.98	4,599
Wooster	\$ 5.75	27,030
Urbana	\$ 5.50	11,165 **
Lima	\$ 5.45	35,579
Gahanna	\$ 4.75	35,127
Delaware	\$ 4.50	46,306
Groveport	\$ 4.44	6,009
New Albany	\$ 4.17	11,335
Bucyrus	\$ 4.00	11,684
Upper Sandusky	\$ 3.98	6,698 ***
Toledo	\$ 3.80	265,304
Upper Arlington	\$ 3.75	35,743 *
Vandalia	\$ 3.60	14,938
Canal Winchester	\$ 3.50	9,107
Springfield	\$ 3.00	57,910
Logan	\$ 3.00	7,166
Sidney	\$ 2.95	20,421
Elyria	\$ 2.65	53,117
Hilliard	\$ 2.50	37,303
Grove City	\$ 2.25	43,272



*They have a Clean River fee of \$7.32/qtr, which I have added \$2.44/month to the SWU rate of \$2.00/month.

**They use an annual rate of \$0.0271/SF Impervious (rate above is prorated to Plain City ERU of 2,650 sf)

***They use a \$1.50/Base Billing Units (BBUs) at 1,000 sf/BBU, (rate above is prorated to Plain City ERU of 2,650 sf)

[Western Kentucky 2014 Ohio Rate Survey](#)

[Western Kentucky University Surveys](#)



MEMO

To: Haley Lupton, Village Administrator
The Village of Plain City
From: Randy VanTilburg, PE
CC: Saul Gruzdzys, PE
Date: September 23, 2024

Project #: 401.2300999.000
Re: Plain City Stormwater Utility Study – Progress Summary

The Village of Plain City is evaluating the creation of a Stormwater Utility (SWU) in the community in an effort to provide a reliable source of stormwater funding to meet maintenance, improvement and regulatory requirements. The goal of this effort is to create a legitimate, reliable, and defensible SWU system that will serve the Village for many years. Task 1 of this effort was reviewing aerial maps and property boundaries to determine the Equivalent Residential Unit (ERU). This ERU will be the basis for the SWU billing and is based on an analysis of residential property to develop a statistical average of the number of square feet of impervious area (hard surfaces that return 90-100% of rainwater) for each individual property. The ERU will then be used to determine the ERU's for commercial properties under Task 2. A spreadsheet will be used to assign an equivalent residential unit to each customer for billing purposes under Task 3.

Task 2: Non-residential Property Evaluation

The purpose of Task 2 was to determine the number of ERUs for each non-residential property based on the impervious area. Aerial Imagery, Parcel and Zoning information were used to evaluate the properties. The Village also provided records of properties having two or more water service customers and all trash collection customers. This information was used to help identify multi-residence properties, such as rental multiplexes or apartment buildings, or multi-tenant non-residential properties registered under one owner, such as offices, stores, studios, etc.

The Village lies within Madison and Union Counties. These counties provided conflicting information along the areas of overlap due to the recency and quality of the available information. The aerial imagery varied slightly, with Union County dating 2022 and Madison County dated to 2019 – this is important to point out as there were some differences in building footprints where the imagery overlapped.

Impervious area was estimated using aerial imagery analysis – the imagery was dissected into primary colors (red, blue, green) and an automated recognition process was used to “recognize” buildings and pavement areas. This was applied within the Village limits, and the resulting impervious area was divided up by parcel such that each parcel had impervious area associated with it. It is important to note that this analysis relied on the quality of the imagery – shadows and tree cover, unusual color roofs and pavement skewed the estimation of some impervious areas, either under- or overestimating them. This affected a considerable portion of the commercial properties and is thought to be a related to the quality of the aerial imagery.

The accuracy is somewhat more important for commercial properties as these properties generally have larger impervious areas and would be responsible for greater SWU charges per property. This prompted review of the automated recognition results and manual adjustment of the impervious areas where under- or overestimated. Once the areas were reviewed and adjusted, the Residential ERU of 2650 SF, as determined under Task 1, was applied to all to determine the number of ERU's per each parcel and summarized in a spreadsheet.

Task 3: Accumulate All ERU's

The purpose of Task 3 was generating and accumulating all ERU's within the Village boundaries. The process yielded a few noteworthy details. It is important to note that the impervious areas were initially organized by parcel only based on the information available within the water service records. This did not provide sufficient resolution to concisely apply the ERU to a billing cycle, as there were properties spanning more than one parcel and the intent was to prevent double-billing the same user.

The trash collection customer information was obtained later to gain better understanding of the property distribution across the Village and develop a more comprehensive approach. Parcels were associated to each property based on the address match within the trash collection accounts. This allowed more appropriate application of the ERU per customer ensuring that customers are not double-billed if their property contains more than one parcel with impervious area. Cumulative impervious area per property was used to determine the ERU for properties with more than one parcel. This was applicable to both residential and non-residential properties.

Parcels had the following zoning categorizations based on the county they were in:

- Madison County
 - Agricultural – A1
 - Commercial – C2
 - Residential – R1, R2
 - Uncategorized – NBS, PID
- Union County
 - Agricultural – A
 - Commercial – C
 - Industrial – I
 - Residential – R
 - Uncategorized – E

Zoning categorizations were treated the same across both counties.

Residential parcels generally received 1 ERU, including individual residences and most condominiums. It was noted that some residences were on agricultural parcels. The trash collection accounts were reviewed and residential properties identified, and 1 ERU was applied to each such property. The condominiums at the Country Place Condos were within one parcel and therefore the impervious area was divided by the 2650 SF to obtain the ERU for the property.

The trash collection accounts helped identify duplexes and apartments as well as businesses within residential parcels that weren't noted in the water service accounts. The duplexes and apartments are considered commercial for the purpose of this evaluation, and therefore the impervious area taken up by the building and associated parking was divided up by the number of units within the building, whether it was a duplex or an apartment building. In instances where the impervious footprint was less than 2650 SF for the property, the 1 ERU was divided by the number of units occupying the property.

Parcels with agricultural, commercial, industrial or uncategorized designations received ERU assignments based on the impervious area if the area was equal or greater than the Residential ERU developed under Task 1. Parcels with the impervious area less than 2650 SF were assigned 1 ERU, similar to residential parcels.

Parcels that fell within public Right of Way without any associated buildings, or contained only roadways, were excluded from ERU assignment.

Property information was summarized in a spreadsheet, providing the information obtained from the trash collection accounts, associated parcel address, property use determined for ERU application, and associated parcels with their respective impervious areas, organized by county.

The evaluation yielded a gross total ERU = 2,734 without any balancing or modifications. In addition, we have found a significant number of discrepancies in the trash collection accounts to parcel data and recommend that we do a true-up for the trash billing to SWU billing to reconcile the discrepancies.

Further analysis was done to refine the ERU categorization and lay the groundwork for a simplified approach for categorizing buildings in the future and avoiding a labor-intensive effort to discretely quantify the impervious area at each newly developed parcel.

Based on our analysis, we recommend the following ERU categorizations:

- Commercial Business: this includes all businesses & commercial buildings. The ERU determination is based on impervious area.
- Commercial Residences: this includes Apartments, Condominiums, and Mobile Homes. The standardized ERU is based on the averaged ERU for each unit type, summarized in Table 1 below:

Table 1. Standardized ERU for Commercial Residences

Unit Type	Average ERU	Standardized ERU
Apartment	0.53	0.5
Condominium	1.11	1
Mobile Home	1.17	1

- Residential Single-Family: this includes Single-Family Residences, as implied by the name. The Standardized ERU is based on the impervious area, split into the following sub-categories summarized in Table 2 below:

Table 2. Standardized ERU for Residential Single-Family units

Impervious Area	Standardized ERU
Under 1325 SF	0.75
1325 - 4500 SF	1
Over 4500 SF	1.5

- Residential Multi-Family: this includes Duplexes and Triplexes. The Standardized ERU of 0.75 per unit is based on the impervious area divided by 2 units and averaged for all Duplexes.

The application of the standardized ERU per each category yields the following total ERU quantities, as summarized in Table 3 below:

Table 3. Summary of ERU Categories

Category	ERU
Commercial Business	953
Commercial Residences	247
Residential Single-Family	1523
Residential Multi-Family	41
TOTAL	2764

Task 4: Five Year CIP and Rate Determination

This task focused on developing a Capital Improvement Plan to determine the funds needed on a yearly basis to complete the projects identified as priorities to the Village over the coming years. Two plans were developed – one stemming from the guidance provided by Village Administrator, Haley Lupton, and another that sought to gradually increase the construction costs on a yearly basis. These plans are shown below.

Table 4: Capital Improvement Plan Option 1: As Requested by Village

	2025	2026	2027	2028	2029
Shepper & Converse Improvements					
Engineering & Other Soft Costs	\$ 65,000.00				
Construction	\$ 460,000.00				
Bicentennial Park					
Engineering & Other Soft Costs	\$ 8,000.00	\$ 22,000.00			
Construction		\$ 165,000.00			
Spaulding Avenue Improvements					
Engineering & Other Soft Costs	\$ 24,000.00	\$ 38,000.00			
Construction		\$ 340,000.00			
West Second Improvements					
Engineering & Other Soft Costs		35000	\$ 45,000.00		
Construction			\$ 585,000.00		
Carlisle Avenue Improvements					
Engineering & Other Soft Costs		\$ 35,000.00	\$ 65,000.00		
Construction			\$ 505,000.00		
Chillicothe Street Improvements PH1					
Engineering & Other Soft Costs		\$ 19,200.00	\$39,600		
Construction			\$291,750		
Chillicothe Street Improvements PH2					
Engineering & Other Soft Costs			\$ 22,080.00	\$ 36,600.00	
Construction				\$ 332,970.00	
Chillicothe Street Improvements PH3					
Engineering & Other Soft Costs				\$ 49,920.00	\$ 96,480.00
Construction					\$770,400
2024 Costs	\$ 557,000.00	\$ 654,200.00	\$ 1,553,430.00	\$ 419,490.00	\$ 866,880.00
Inflation Rate to August 31 of Year	5.8%	11.7%	17.1%	21.7%	25.8%
BUDGET	\$ 590,000.00	\$ 731,000.00	\$ 1,820,000.00	\$ 511,000.00	\$ 1,091,000.00

Table 5: Capital Improvement Plan Option 2: Gradual Increase in Costs Recommended by MSG

	2025	2026	2027	2028	2029
Shepper & Converse Improvements					
Engineering & Other Soft Costs	\$ 65,000.00				
Construction	\$ 460,000.00				
Bicentennial Park					
Engineering & Other Soft Costs	\$ 8,000.00	\$ 22,000.00			
Construction		\$ 165,000.00			
Spaulding Avenue Improvements					
Engineering & Other Soft Costs	\$ 24,000.00	\$ 38,000.00			
Construction		\$ 340,000.00			
West Second Improvements					
Engineering & Other Soft Costs			\$ 35,000.00	\$ 45,000.00	
Construction				\$ 585,000.00	
Carlisle Avenue Improvements					
Engineering & Other Soft Costs		\$ 35,000.00	\$ 65,000.00		
Construction			\$ 505,000.00		
Chillicothe Street Improvements PH1					
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Construction			\$291,750		
Chillicothe Street Improvements PH2					
Engineering & Other Soft Costs			\$ 22,080.00	\$ 36,600.00	
Construction				\$ 332,970.00	
Chillicothe Street Improvements PH3					
Engineering & Other Soft Costs				\$ 49,920.00	\$ 96,480.00
Construction					\$770,400
2024 Costs	\$ 557,000.00	\$ 619,200.00	\$ 958,430.00	\$ 1,049,490.00	\$ 866,880.00
Inflation Rate to Subject Year	5.8%	11.7%	17.1%	21.7%	25.8%
BUDGET	\$ 590,000.00	\$ 692,000.00	\$ 1,123,000.00	\$ 1,278,000.00	\$ 1,091,000.00

Next Steps:

Task 5: Draft Legislation - MSG will assist the Village administration and their attorney to draft legislation that will allow for the billing of the Storm Water Utility charges.

Task 6: Public Relations - MSG will assist the Village with development of informational inserts to be sent with current trash billing to educate customers of upcoming changes to their bills.

Task 7: Non-Residential Property Credits program - MSG will help in the development for non-residential property owner's credits program, where non-residential properties can receive a reduction in their ERU's. This program allows for credits based on several stormwater mitigation properties on the property. This includes self-maintained stormwater basins, and other Best Management Practices (BMP's) to manage stormwater runoff.



Focus heading into 2025

The coming year presents significant opportunities for the Village of Plain City to continue work on our strategic goals and objectives, while tackling existing challenges and preparing for the future. The 2025 budget has been passed by Village Council and is a mirror of following goals, which staff suggests for adoption by Council. The overall objectives remain in focus, and the activities are consistent with those goals.

Objective #1: Increasing Village-wide connectivity by:

- (Council Goal) Completing integral connection projects and queuing up the capital improvement plan for the next several years:
 - (Staff goals) Completing the construction of intersection improvements at West Avenue and U S42
 - Begin the Uptown Crosswalk project, creating a safe new way to cross Main Street, supporting pedestrian traffic to local businesses.
 - Begin the implementation of the Sidewalk Program, which will focus on the maintenance of existing sidewalks.
 - Continue to apply for funding to expand the Village sidewalk network.
 - Explore / Implement a crosswalk at Main Street & Park Street
- Continue to work on extending the Heritage Trail through multiple pathways.
 - A consultant, MKSK, will assist the Village in developing a basic trail network expansion plan in the first quarter of 2025.
 - Continue to pursue strategic opportunities to acquire property for trail extensions.

Objective #2: Focus on improving and expanding public spaces.

- (Council Goal): Investing in parkland and exploring creative partnerships on land acquisition.
 - (Staff goals) Close on the Raber Property and begin exploring the vision for Sugar Run park.
 - Prioritize open space in future developments – either on site or in central locations for the Village.
- Focus on placemaking and ensuring our residents have inviting community gathering spaces for years to come.
 - Maintain consistent progress on Depot Plaza, adhering to the project timeline.
 - Bicentennial Park engineering will kickoff and take into account public input.
- Implement historical references through new community features, incorporating Plain City's heritage and proud history.

Objective #3: Continued focus on smart planning and due diligence in regards to Village growth.

- Comprehensive Plan update begins in 2025.
 - The plan will include land use planning that aligns with sustainable development goals.
 - Engage residents in the planning process through town hall meetings and surveys.
- Finalize capital improvement plan – developing, scheduling and financing infrastructure improvements to support anticipated growth and continue the investment in existing structures.

- Ensure zoning regulations encourage balanced residential, commercial, and green spaces.
 - Zoning will focus on a sensible path forward while bringing existing regulations into compliance.
- Identify and pursue additional opportunities for infrastructure improvements funded by new development.
 - Maintain close contact with Mid-Ohio Water & Sewer Board so future planning can be in place for utility expansions.

Objective #4: Continually increasing resident safety and satisfaction.

- Continue to enhance community communication channels, including regular newsletters and social media updates.
 - Highlight the weekly Administrator and board & committee reports to residents.
- Boost sponsorships of events, which helps to create better events at less cost to residents.
 - This year, many events “paid” for themselves. Increased sponsorship helps to offset the cost of community events, but it does take more time to manage the sponsorship packages
- Hire and onboard additional staff when the needs arise, continually planning and developing a better plan for hiring moving forward.
 - Immediate positions include police officers
 - Other positions include: finance assistance, communications manager, code enforcement, engineering
- Strengthen community events that continue to focus on local residents. Stay involved in non-Village events to ensure the Village is safe and represented positively.

Objective #5: Continual development of organizational professionalism.

- Strengthen the current team and organization
 - Invest in our talent by continued participation in networking and educational events
- Plan for the future growth of the Village
 - Finalize general fund projection schedule
 - Plan staffing levels around future budget forecasts.
 - Encourage cross-departmental collaboration and training to enhance efficiency.
- Develop consistent rules and regulations for all boards and committees.
 - Continually review the terms of the Mid-Ohio Water & Sewer Board members
- Continue work on Council and Administration policy and procedures.