

VILLAGE of Commercial Point

COMMITTEE OF THE WHOLE MINUTES

July 23, 2012

President Kuzelka called the meeting to order. Fiscal Officer Hastings took roll call with the following members present: Mr. Cruz, Mr. Kuzelka, Ms. Gooden-Kinney, Mr. Thompson, Mr. Wissinger, and Mr. Shelton. Engineer Grosse, Solicitor Crites and Chief Jordan were also in attendance.

Mr. Cruz made a motion, seconded by Mr. Thompson to approve the June 18, 2012 COW minutes. All members were in favor. The motion passed.

Solicitor Crites asked Council to consider whether or not to continue Mayor's Court in the Village of Commercial Point. He mentioned Ms. Hastings and Ms. McNeish from his office would be looking into financials from the past few years. He would like to have a discussion on Mayor's Court at the next COW meeting.

At this time, Mr. Crites presented Council with the proposed JEDD documents. Mr. Don Brosius, Solicitor for the Township, presented Council with a document explaining the procedures that have to be followed for the JEDD project. Mr. Brosius said the properties that are to be included in the JEDD are the Village of Commercial Point's utility plant, a 1 acre tract of land owned by Scioto Township near the Southern Point Subdivision and the Orient Prison property, owned by the State of Ohio. He said that the passage of the JEDD does not prohibit annexation. He explained the JEDD is used as a revenue generating measure. A majority of the property owners in the JEDD territory are needed to move forward with the project. The City of Grove City would be included since they have a 2% income tax in place right now. The Township would use their services for collecting the tax. Mr. Brosius pointed out that a revamped Fire Department and other small projects would be some of the benefits of the JEDD. Mr. Cruz had concerns on how the two smaller properties in the JEDD can go against the large property owned by the State of Ohio. Mr. Kuzelka asked if the State of Ohio would be able to throw a "road block" to stop this JEDD from moving forward. Mr. Brosius doesn't feel the State of Ohio will object. Mr. Crites said if the Village Council agrees to be a part of the JEDD, he is in hopes everything would be completed by the end of the year. Mr. Thompson asked if there was any cost to the Village. The answer was NO. The way the monies are to be divided per the proposed document are 89% of the monies collected would go to Scioto Township, Grove City would receive 10% and Commercial Point would receive 1%, which would result in approximately \$ 10,000 annually. Several members of Council feel this is a low percentage for the Village. Mr. Struckman said that he would like for Council to be included in the proposed JEDD, however, the Township would still be able to move forward without Council's approval. Mr. Cruz wants to make sure the Village is covered and our legal fees are taken care of. Mr. Brosius said each entity would be responsible for covering their own upfront legal expenses. Should litigation occur, costs would be reimbursed to each entity involved. Mr. Crites said the Village should only have to cover 1% of the total legal fees if needed. Mr. Cruz asked about a credit being issued to the residents who live in Commercial Point and pay our 1% tax who also work at the Orient Prison. As of now, there is no credit awarded. Mr. Crites said this is a revenue generator for the Township and the Village will benefit by having a fully-functional fire department. Ms. Gooden-Kinney said she would like to see the wording for litigation expenses added into the contract. More discussion to come.

Mayor Hammond had no report. He asked for an update on sidewalks for the Village. Mr. Kuzelka said there was a joint meeting to be scheduled between the Roads and Safety Committees. At that time, sidewalks would be a topic of discussion.

Engineer Grosse said the new orbital aerator was to be delivered Monday or Tuesday of next week. Mr. Kuzelka asked about the guardrail placement of Front St. Engineer Grosse said the completion date was August 15, 2012. Engineer Grosse said the filter is back on line at the water plant and the media has been replaced. Mr. Kuzelka asked if we were still under a conservation restriction. Engineer Grosse said it was not required, just being asked of the residents. Mr. Kuzelka would like to discuss deduct meters at the next meeting. Ms. Hastings is to check and see if the billing system will handle another meter. Mr. Cruz asked for an update on 15 Main St. Engineer Grosse said he is still having conversations with the Teays Valley School District. The retention pond on the school's property needs to be repaired.

Committee reports

Street and Roads - Next meeting scheduled for 6:00 p.m. on August 6, 2012

Safety - No report

Utilities - No report

Zoning – Mr. Kuzelka said the committee was making progress in the current zoning book.

Finance - No report

Mr. Thompson made a motion, seconded by Mr. Shelton to adjourn the meeting. All members were in favor. The meeting adjourned.

Jim Kuzelka, President of Council

Wendy Hastings, Fiscal Officer