

VILLAGE OF COMMERCIAL POINT
COMMITTEE OF THE WHOLE MINUTES

September 22, 2014

Mr. Wissinger called the meeting to order. Roll call was taken with the following members present: Ms. Evans, Mr. Wissinger, Mr. Sadler, Mr. Geiger and Mr. Laxton. Mayor Hammond, Engineer Grosse and Solicitor Hess were also present. Fiscal Officer Hastings and Mr. Shelton were absent.

Mr. Sadler made a motion seconded by Mr. Geiger to approve the August 18, 2014 COW Minutes. Mayor Hammond said on page 12 there was a sentence that read, "Mayor Hammond said he will follow the directions and get a mediator in and he and Chief Jordan will meet however often Council says they need to meet." Mayor Hammond said that statement was not made by him. He said the mediator statement was made by Council but he never said he was going to go and find one. He asked for the referenced sentence to be stricken from the minutes. He said Ms. Hastings can review the tape again if Council would like. Mayor Hammond said he never said he would go and get a mediator. He said Council suggested a mediator. He said it was not his job to go and find a mediator. Mr. Sadler asked if the only part of the sentence that was in question was "get a mediator". Mayor Hammond said yes. Mr. Sadler asked Mayor Hammond if he would follow the directions of the mediator. Mayor Hammond said no, but that he would be happy to meet with a mediator. Mayor Hammond said Chief Jordan also said he would be happy to meet with a mediator. He said he doesn't know what the mediator would say so he cannot say that he will agree or not. Solicitor Hess suggested to table the approval of the minutes until the accuracy can be proven. Mr. Sadler said there was a motion and a second, however he suggests to vote the minutes down until the video can be reviewed. A roll call vote was taken: Mr. Laxton – No, Mr. Sadler – No, Mr. Geiger – No, Ms. Evans – No, Mr. Wissinger – No. The motion did not pass. The minutes will be presented at the next COW meeting.

Mayor Hammond said his Mayor's report will be at the next Regular Council Meeting.

Engineer Grosse reported that we had drilled two wells that did not produce what we had hoped for. He said a third well was drilled a little closer to the river with an estimate of 250 – 300 gallons per minute out of that well. He said it has not been pumped and this is just an estimate. A preliminary pump test will be done on this well and they will see how it responds. If they like the results, they will move forward with a production well. He said it will all depend on the final numbers coming from this well. He said anything less than 200 gallons per minute will not be considered. He would prefer it to be in the 300-400 gallons per minute range. Engineer Grosse said moving the test well closer to the river seemed to have helped out. He said they have drilled approximately 110 feet deep. Mr. Wissinger asked if it was still on the same property as the other two test wells. Engineer Grosse said it was. He said we will wait and see what the results are from the preliminary and production tests before we decide our next step. Engineer Grosse said if we had not seen results from this well, we would have had to make some decisions as to where else we would have need to drill. He said the City of Columbus has wells on the south side of St. Rt. 762 and are reaching levels of 3,000 gallons of water a minute. He said where we are drilling, we are not in the Teays River Valley like Columbus is. Engineer Grosse said we are

getting about 400 gallons a minute from the two existing wells we have now. He said he will keep Council informed of any progress.

Next, Engineer Grosse said he and Ryan Sark have not had a chance to get together to discuss the ditches in the Village. He said he would like to get quote from Mr. Sark on cleaning out the ditches yet this year. He said there are some properties that in his opinion, nothing needs to be done. The property owners are taking care of the ditch and the water is flowing fine. He just wanted to let Council know because he said it could come before Council as an issue.

Next, Engineer Grosse talked about Chestnut Estates. He said they are looking to expand to the north and have asked the Village to do a study to make sure we have adequate capacity in both water and sewer to service their next phase. This could be between 100 – 120 new homes. Engineer Grosse showed Council a map with the existing water and sewer lines for that area. He said the sewer lines that service this area was put in about 35 years ago and was upsized to a 10" line. Engineer Grosse said we are at a pivotal point where we now need to make plans for the future. He said the Village has done very well with the growth in the Village and not putting a burden on the existing residents by working with developers and collecting tap fees. He said with the existing sewer pipe in the ground, we should be able to handle the first few phases, 70-80 houses, of the proposed growth in Chestnut Estates. He said there are a lot of decisions for the future that need to be made now. He showed Council on the map, where he would suggest making changes to the pipe that is already in the ground. Increasing from a 10" to a 12" line in some areas and from a 15" to an 18" line in others. He said the cost of digging the hole is the same, however the cost of material is higher. Engineer Grosse feels we have extended the service line about as far as we can and if Council wants to plan for the future, now is the time. He gave a cost estimate of \$ 1.5 - \$ 2.2 million dollars in sewer expansion costs, depending on how much land Council wants to allow to be annexed and developed. Engineer Grosse said there have been discussions with the developer of Chestnut Estates as well as another potential developer regarding a TIF which is tax instead of financing. There would basically be a tax put on the property. The developer would front end the cost and then be reimbursed over time with this additional tax. He said this would do a couple things including taking the exposure away from the Village, helps protect the developer to know that he is going to get his money back contingent upon his selling the properties, and allows the improvements for the Village. He said improvements to Welch Road could also be a part of the project. Engineer Grosse said there is a lot of traffic on Welch Road and maybe the addition of turn lanes could be an option. Engineer Grosse said he just wanted to keep Council up to date and the issue for tonight was the sewer line in the area of Chestnut Estates. He said another option instead of the TIF could be additional capacity fees that would be charged just to this specific area. He said this fee would not cost the existing residents anything and no rates would be increased. This would be a fee only charged to the developer for a certain tract of land. Engineer Grosse said this might not be something Council wants to do now or even in the next few years. He did say these improvements will be needed as we move forward with the growth of this area and just wanted Council to be aware it was coming.

Engineer Grosse showed Council a map of the existing waterlines for the area of Chestnut Estates. He said we have two water towers on Carmel Court. He said the school had to put in a 12" waterline that extended over to the tract of land owned by Jerry Timmons with the intent of possible growth from the schools. Engineer Grosse suggested running a 12" waterline and setting up another water tower which would hold up to 750,000 gallons of water. He said this would allow for future growth. He said the estimated cost for this expansion would be \$ 3.4 million dollars. He said the water tank alone costs \$ 1.6

million dollars. Engineer Grosse said these were all estimates. Engineer Grosse said we could probably service most of the proposed additions to Chestnut Estates with what we have now, however we would lose some pressure, possibly as low as 40 psi, due to the higher grounds being developed. He said he likes to have 50-60 psi and putting in a new tower in this area would allow for that as well as give better fireflow. He said the TIF monies would be used for this improvement as well. Engineer Grosse said TIF's are usually used for utility improvements, road improvements and other improvements that are part of development. Engineer Grosse would suggest someone coming in and giving Council a training class on TIFs. He said it is a big decision and wants to make sure Council is well informed. He said the Pinnacle in Grove City was done using TIF monies. Ms. Evans asked what the current status was with Chestnut Estates and their development. Engineer Grosse said it was probably at 85% built out. He said Chestnut Estates is doing very well and people appreciate the development. He said there are some \$ 300,000 houses being built in this development with all upscale amenities. Engineer Grosse said when the annexation documents come before Council, they will include house styles, square footage, and other information. Engineer Grosse said Council will be able to ask questions to the developer before voting on the proposed annexation. Zoning and sizes of lots will also be included. Mr. Sadler asked how Southern Point funded the water and sewer to their project. Engineer Grosse said it was funded through private funds. He said the developer paid for all the improvements. The Village agreed to reimburse him 1/3 of the cost of each tap up to a certain amount of money or a period of 20 years, whichever ever came first. Engineer Grosse said the Village did not pay anything up front for this project. Engineer Grosse said the thought process all along has been that development is good as long as we put no pressure on the existing residents. Again, Engineer Grosse said he knows no vote can be taken and he just wanted to get the information out in front of Council. He said he feels confident that we could service the first 50-60 homes with our current infrastructure. He said he would recommend Council change the tap fees even for the first phase to start putting money aside. Mr. Sadler asked Mayor Hammond if there have been any meetings on the annexation of this piece of property or if these were the first thought stages. Mayor Hammond said he attended a meeting with Engineer Grosse and Mr. Mautino and his staff. He said one of the questions before any agreements with the land owner were made, was whether or not this annexation would be embraced by the Council. Mayor Hammond said one of the first steps was to find out if there were proper utilities to service this piece of land. He said the next question would be if the Village wanted to annex. He said he knows that annexation process can be lengthy. He said during the process, the developer brings to Council a plot plan of how they are going to develop the land. Mayor Hammond said to Solicitor Hess and Engineer Grosse to correct him if he was wrong, but he thought Council could make requests to the developer to make it a better neighborhood. For example, green space and play areas. The first step is to find out if we can provide the utilities and then the annexation. Mayor Hammond said there could be agreements between the Village and the developer. For example, the walk path between the Village and Walker Point could have been part of what was requested that the developer put in. He said the developer could have said no and then Council could have agreed to not annex that piece of land into the Village. He said Council is in control of a development. Engineer Grosse said typically there is a pre-annexation agreement where all the details are ironed out and put in writing. He said that way the Village is protected and knows what the developer is going to do as well as the developer knows what the Village is going to do. He said the pre-annexation agreement sets the stage for an annexation agreement. He said one of the first things Council needs to decide is if annexation is the way they want to go. Engineer Grosse said he strongly is against it, however the Village Council could decide to service this piece of property that is outside the

corporation limits. He feels at that point, the Village then becomes a utility company and no longer a Village. Engineer Grosse said Council needs to decide if they want to move forward with this annexation and opening up a dialogue with the developer. He said the pre-annexation process could take up to 6 months and then another 3-4 months to finalize. He said everything has to be approved by the County Commissioners. Engineer Grosse said Council will need to let this developer know, of course not tonight since no vote can take place tonight, what their game plan is the developer knows how to proceed with the land owner. Ms. Evans asked if the TIF has been a part of the conversations with the developer. Engineer Grosse said yes. Engineer Grosse said if Council was interested, Solicitor Hess could find an attorney to give a training course on TIFs and how they work.

Mayor Hammond informed Council that they had a very preliminary meeting with another developer and their attorney regarding developing additional property in the area. He said they see Commercial Point as a growing community with good schools. He said they did not mention that they already had purchased land in the area. He said it was a very preliminary meeting where they were asking questions about our capacity levels. Mayor Hammond said there is interest of annexation and growth by two developers for our area. Engineer Grosse said typically developers like to be in areas where there are things going on. He said we have a lot of positive things going on in the Village as well as the County with the school district. Engineer Grosse said development is good as long as Council controls it and addresses the needs of the whole Village. He said it doesn't surprise developers when they are asked to put in walk paths, tot lots, green space or even a large piece of land to build a park for the Village. These are all things that can be discussed during the pre-annexation meetings.

At this time, Mr. Wissinger asked the Finance Committee to set up a date and time to hold a meeting for discussion on next year's budget. Mr. Wissinger asked Solicitor Hess if they wanted to do a reduction in the income tax, would that take three readings. Solicitor Hess said yes that it would have to be passed by ordinance. After some discussion amongst the committee, it was decided November 1, 2014 at 9:00 a.m. there will be a Finance Committee meeting.

Ms. Evans asked Chief Jordan for an update on his headcount. Chief Jordan said paid officers are himself, Officer Kelly and Officer Greathouse. Ms. Evans asked if Officer Greathouse was fully trained and on the street. Chief Jordan said it would be several more weeks before we would be out on his own being that he just got out of the academy. Ms. Evans asked if he would be out on his own before year end. Chief Jordan said yes and probably within a month or so. Chief Jordan said we have one vacant spot to fill. He thought he had a candidate, however when he told him we didn't offer insurance, the candidate said he couldn't take the position. Mr. Wissinger asked Chief Jordan how many hours of coverage we have right now. Chief Jordan said between himself and Officer Kelly there are 60 hours with an additional 29 ½ hours that can be worked by Officer Greathouse. Chief Jordan said once the additional 30 hour position is filled, Officer Greathouse will be working 16 hours a week. Ms. Evans asked what the timeframe is for getting a new person hired for the 30 hour position. Chief Jordan said as quickly as he can. He said he is running into issues with it being a 30 hour position and not offering any insurance or benefits. He said someone working a 40 hour a week job isn't wanting to come and work another 30 hours a week on top of that. He thought he had a retired officer interested, however this candidate needed insurance for his wife and ended up taking another job with the State to be able to have insurance. Ms. Evans asked what happened to the eight candidates we had. Chief Jordan said some of them took positions at other places. He said we could post the position in the newspaper or on the internet to get more applicants. Mr. Laxton asked if there were any other applicants currently.

Chief Jordan said he did have people interested in the reserve positions. He said he wanted to get the paid positions filled first. He said he is going to start bringing in and interviewing for the reserve positions. Mr. Sadler said it sounds like we need to repost the positions to get more candidates. Chief Jordan said he could post on Craig's List and in the newspaper. Ms. Evans asked if we could buy hours from the Sheriff until we got back to full staff. Chief Jordan said that was possible however we would probably pay special duty rates. He said that was totally a Council decision. Mayor Hammond said the Sheriff has offered to help us out in a time of need at a rate of \$ 26.00 per hour including using their own vehicle. He said the Sheriff said he would not allow us to not be safe. Mayor Hammond confirmed this with Chief Jordan. Mayor Hammond said this service provided by the Sheriff has been used recently. He said the money comes out of contractual funds and doesn't require any action from Council. Mayor Hammond said between Chief Jordan and himself, the Village is being properly protected. Ms. Evans said the deputy was working here when needed and sent to other places when not. Mayor Hammond said if we requested 30 hours of coverage from the Sheriff, we would get it. Mayor Hammond said there is some left over monies from our most recent contract that will be used to cover any hours we might need coverage. He said Sheriff Radcliff will be getting him a breakdown of how many hours of coverage we had during our last two contracts. Mayor Hammond said we have not expended any additional monies yet. He said the agreement with Chief Jordan at the moment is \$ 26.00 per hour for a special duty officer, if we need them. He said once he receives a schedule from Chief Jordan, he will decide if we need additional coverage or not. Chief Jordan is responsible for calling the Sheriff's office and letting them know we need a deputy. Mr. Sadler asked Mayor Hammond if we have an ala carte access to the Sheriff. Mayor Hammond said we have access to special duty deputies that will be assigned to our Village. Mr. Sadler asked how that does not need a contract. Mayor Hammond said with a contract you are entering into a contract with the Sheriff Department and not special duty. He said in Columbus they have an officer that does nothing but assign Special Duty Officers for requests that come in. Ms. Evans said this is not something that is unusual. Mayor Hammond said that is correct. You see them every day. Mayor Hammond said the Sheriff said they will do anything they can to help the Village. He said this was the simplest and cleanest way to go about it. He said we did have a need that had to be met and it didn't require action on anyone's part except to say here is the how many hours we want. Mayor Hammond said Sheriff Radcliff said there would be no charge for these hours and they would be covered under the previous two contracts. Mayor Hammond said at this point, we have spent no additional monies but have had additional coverage.

Ms. Evans made a motion, seconded by Mr. Geiger to adjourn. All members were in favor. The meeting adjourned.



Randy Shelton, President of Council



Wendy Hastings, Fiscal Officer