

**Village of Commercial Point
Committee of the Whole Minutes
October 17, 2016**

Mr. Sadler called the meeting to order. Administrative Assistant Baldwin took roll call with the following members present: Mr. Sadler, Mr. Townsend, Mr. Geiger and Ms. Evans. Mr. O'Neil and Mr. Laxton were absent. Mayor Joiner, Chief Jordan and Utility Superintendent Thompson were also in attendance.

The August 15, 2016 and September 19, 2016 COW Minutes will be presented at the November 21, 2016 COW meeting for approval due to not enough votes to pass.

Solicitors Report: Not present

Mayors Report: Nothing to report

Engineer's Report: Not present. Utility Superintendent Thompson brought a GIS locator in to show Council. He said it came to his attention they have the ability to receive a lot of services for free. He said they were given the opportunity to borrow a GIS locator. He said they went through a company called OTCO, they had an opportunity to purchase a GIS locator for \$4800. He said the difference between borrowing a GIS and purchasing one, it can locate equipment and then at a later date be able to navigate back to the location. He said they will have the capability to go back to a location the equipment within 4 inches of accuracy even if there are leaves or snow on the ground. He said within 23 minutes he was able to mark 22 boxes this evening. He said they hope to have the entire town including Southern Point marked by December. He said OTCO has offered to do all of his mapping for free. He said they may end up going to a cloud based program but will have everything on a SD card. Mr. Sadler asked if they will be going on resident's property. Utility Superintendent Thompson said yes but mainly in the front yard. Mr. Sadler asked if they have ID cards. Utility Superintendent Thompson said they have reflective vest, and utility department shirts. He said they do not have id's but have discussed it. He said they will be in the Utility Trucks and most people already know them. Mr. Sadler suggested to Mayor Joiner for them to obtain ID badges.

Additional Items:

- a. TIFF Discussion: Mr. Sadler distributed a report he created regarding the TIFF and the amounts he feels we should claim. A copy will be attached to the approved minutes. Mr. Sadler said he would like to see Paint Valley Mental Health excluded from the TIFF and rather than collect 100%, he would like to look at his other suggestions. He said it comes down to what we are trying to fund. He asked what we foresee trying to fund? He said they have talked about infrastructure and water improvements with the water tower. Mr., Geiger said we definitely will have to look at road improvements. He said with doubling Chestnut Estates we will probably have to widen the road. Mr. Sadler confirmed that half of the road would be village and the other half would be township. Mayor Joiner said the Southbound lanes from Thompson Road to State Route 762 would be ours. Mr. Sadler said he agrees there will be an impact he just doesn't think diverting all of the money from other municipalities is necessary. Ms. Evans asked Mr. Sadler if his numbers assume no impact to Paint Valley. Mr. Sadler said correct. Mayor Joiner said Paint Valley is funded by 4 other counties. Mr. Townsend said he believes it is funded by 5 other counties. Mayor Joiner said they are not

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reliant on our money. Mr. Geiger said it will take \$12,000 from them. Mayor Joiner said then we have to look at population. He asked if we have done any studies to see if any of our population or residence that we serve are being serviced by Paint Valley Mental Health. Mr. Geiger said he believes there are a lot of youth services offered. Mayor Joiner said in talking to the Scioto Township Fire Department they are aware of 1 that is a current resident. Mayor Joiner said regardless when we look at this we have to look at a vision long after we are gone. He said this is a onetime shot and we cannot go back and adjust it. He said the Tax Incremental Financing Fund is something from a community standpoint, funds can be used for infrastructure improvement that we can pull back and say these people would benefit from. He said it could be used for the water tank, walking paths, road expansion, etc. He said it takes 5 years to maturity with the funds. Mr. Sadler said on that point growth will be in other sub-divisions, one of them potentially being Lehman Farms. Mayor Joiner said Lehman Farms will be a different type, commercial zone which isn't eligible for TIFF district. He said it is a matter of looking forward and a tax the residents will not have to feel. He said the TIFF offsets those cost. Mr. Sadler said he like the approach and thinks it is fair, but from his perspective it is a lot of money to take from a small area. Ms. Evans said it is for services we are not providing and to take from the township where they are providing the services. Mayor Joiner said that is a good point but Trustee Struckman was in her in a previous meeting and said they receive \$865,000 a year from JEDD and out of that \$675,000 goes to the Fire Department. He said any services they supply to our residents in the village, we pay for it. He said we do not get a break on the cost. He said we are trying to grow infrastructure in the village. He said we are going to grow the Police department, will probably need to add employees to Waste Water Plant, etc. Mr. Sadler said this money is for infrastructure, not for that. Mayor Joiner said yes, but going back to his original comment it takes the burden off of our General Funds. Mr. Sadler said he is proposing a 33% option. Ms. Evans asked Mr. Townsend his thoughts. Mr. Townsend said he thinks we stay with the original proposal of 100%. Ms. Evans asked if he has any concerns with the township or mental health. Mr. Townsend said no. Mr. Geiger asked what happens to excess money and asked if it has to be spent within the 30 years. Mr. Sadler said it has to go into a separate account. Ms. Evans asked Mr. Sadler how he came up with 33%. Mr. Sadler said he started with 25% and council asked for different proposals. Mr. Sadler said if we bring on other areas we have just as much opportunity to put a TIFF on them. Mayor Joiner said the Commissioners questioned if this will be an ongoing process which is a concern for them. Mr. Sadler said it is a concern because they are not receiving money from it. Mayor Joiner said correct but they receive the baseline cost. Mr. Sadler asked for other comments, no additional comments.

- b. Walker Retention Pond: Mr. Sadler wanted to have discussion on the issue but elected to wait until Solicitor Hess was present for legal advice.
- c. Full Time Employee insurance; Mayor Joiner distributed a Benefit Summary sheet to council that listed information on the insurance policy and cost he is proposing for fulltime employees. A copy will be attached to the approved minutes. He said they have been discussing this at length for a while. He said he is a licensed agent in the State of Ohio and he used to work for Harmon and Associates, which is who runs the group of Scioto Township, Ashville and South Bloomfield. He no

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longer works for them so it is not a conflict of interest. He said they would be the broker for the employee insurance. He said because we only have 6 individuals we cannot join the group. He said with only 6 individuals the premium would not be high enough. He then discussed the plan listed on the paperwork distributed. He said the plan will cover all fulltime employees. He said they will offer to cover children if they are not already covered but it would be at the cost of the employee. He said there is no coverage offered for spouse. He said in government you do not make much money and we are at a point where we should offer benefits. He said many good employees will look at employment elsewhere and then we lose good workers. He said no decisions need to be made tonight but something to think about. Mr. Sadler asked how long with the rate be locked in. Mayor Joiner said with anything else it is a 12-month cycle and will probably increase each year. He said right now this is very cost effective. He said this is something as mayor, as council can approve and not feel guilty about it. He said in regards to cost, it does raise much there are ways to offset the cost. Mr. Sadler confirmed that he is proposing employee only and family is at their discretion. Mayor Joiner answered correct. Mr. Sadler asked if part-time employees would be able to purchase this plan. Mayor Joiner said no. He said he would like to see a possible opportunity of Aflac but that is at the cost of employees. Utility Superintendent Thompson said one thing to consider is new employees coming in. He said during new hire he has missed two extremely qualified employees because of not having insurance coverage. Mr. Sadler asked if on the price if there is an employee portion. Mayor Joiner said no, but it is something that is subject to council. He said he has discussed it with the employees and department heads and they are all open to it. Chief Jordan said you have to look at the two services that are currently provided by the village which is water & sewage and law enforcement. He said you also have clerical also. He said within water plant and law enforcement you do not know what you will be exposed to or what you will deal with during shift. Ms. Evans wrote down the math of \$1700 per employee and it does not add up. Mayor Joiner said he was just throwing out rough numbers. He said the cost is split between water and general fund.

Mr. Geiger motioned to adjourn, Ms. Evans seconded. All in favor. Meeting adjourned.

David Sadler, President of Council

Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant