

**Village of Commercial Point  
Committee of the Whole Minutes  
June 19, 2017**

Mr. Sadler called the meeting to order. Fiscal Officer Hastings took roll call with the following members present: Mr. Sadler, Mr. Townsend, Mr. O'Neil and Mr. Geiger. Ms. Blevins, Mr. Laxton, Mayor Joiner and Engineer Grosse were absent. Village Administrator Crego and Solicitor Hess were present.

Mr. Sadler said there are not enough there to pass the meeting minutes from the May 15<sup>th</sup>, 2017 because Mr. Geiger would need to abstain.

Mayors Report: No report

Engineer's Report: No report

Village Administrator: Village Administrator Crego said they sent out for bids several weeks ago for the upgrades at the sewer plant. He said they only received two bids. He said both were over the Engineers estimates, however, one was within range and they are considering it at \$3.9 million. Village Administrator Crego said the wellfield contract is in the process of being signed to allow them to run the water line across the property. He said it will allow a million gallons a day capacity. He said it is a little bit of an issue now. He said they are currently running 240,000 gallons a day. He said a week ago they were at 380,000 gallons. He said our realistic capacity is mid 400,000 gallons. He said the street contract/bids will go out next week for Genoa Crossing and West Scioto Green. He said he should have a number by the next council meeting. Mr. Sadler asked what improvements are being done. Village Administrator Crego said part of Genoa will be milled and overlaid and parts will be just overlaid. He said in West Scioto Green there are three areas that will be milled and overlaid curb to curb. He said he has been working on getting a plan regarding the water rates as previously discussed in a meeting and with Nathan Davis. He said his recommendation after reviewing the report is a 5% increase for the first go around. He said this averages out to a \$1.35 increase on water and \$1.35 on sewer. He said then they will take Mr. Davis's recommendation each year for a 3-3.5 % increase. He said we have not had any increases in 10 years. He said we have a practical budget this year for \$734,000 in anticipated expenses. He said the revenue this year and last year is in the mid \$600,000. He said he is also recommending we increase the tap fees: water from \$4000 to \$5000 and sewer from \$5000 to \$6000. He said there will be other adjusted cost such as \$40 for testing of the meters and inspection fees. He said we also need to increase our meter cost. He said he will send an email out to council this week to outline these changes. He said we have debt service that needs to be paid and we are paying off loans this year and next year which will help but at the same time we will have a \$700,000 water line project. Mr. O'Neil asked why we can't we borrow the money from general funds. Village Administrator Crego said we do not have enough money to cover it. Mr. O'Neil asked if we can reallocate to use it verses taking on a payment and interest from banks. Village Administrator Crego said OWDA has been in business of providing loans and some as little as 0% interest. He said we have \$3 million in our account which has been accumulated over a lot of years while no maintenance or upgrades have been done. He said we are in a place now where some things must be taken care of. Mr. Sadler asked if we can use some of it. Village Administrator Crego said we are meeting with our financial counselor over the next couple of days and will take recommendations on how much we should contribute. He said we need to determine the best course of action. Mr. Sadler said he would like to attend that meeting. Mr. Sadler asked if he has a rough estimate on time and cost of the paving

**Village of Commercial Point  
Committee of the Whole Minutes  
June 19, 2017**

projects. Village Administrator Crego said 45 days and \$225,000. He said we will not know for sure until the Engineer provides the cost. Mr. Sadler asked if we had it budgeted. Fiscal Officer Hastings said yes, we have \$250,000 budgeted.

Additional Items:

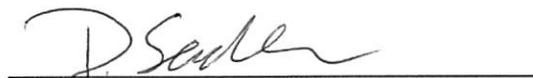
Solicitor Hess said we have an application for rezoning. He said it is currently set up for a Public Hearing July 17, 2017 and a vote on August 7. He said it is the parcel we annexed in. He said it is the closest to 104. He said they are asking for it to be rezoned to a B1 and remaining annexed to industrial. He said he anticipates if we have other annex application in for Lehman Farms they will ask for similar rezoning on those partials. He said he knows they have been focusing more on the industrial aspect to the property vs residential. He said it will require a  $\frac{3}{4}$  vote of council to pass it. He said they can look at 125801 as procedures for council. He said Fiscal Officer Hastings has put it in the paper and notified adjacent landowners. He said in the past some meetings have been well attended and some have not. He said he does not know the feeling in the community regarding the change. He said he does know there has been discussion between the administration and the owners about adding a TIFF on this property so if it would become industrial it would generate income. Mr. Geiger asked if a TIFF and a tax abatement can both be done together. Solicitor Hess said yes. He said Rickenbacker has both. He said he has not had much interest from council in moving forward with the CRA. He said until he gets more a desire from council he does not want to put a lot of time and money into it. He said he believes the administration would like to move forward with it. Mr. O'Neil said he believes we should move forward and have it ready. Mr. Geiger said we need to have it to be competitive. Solicitor Hess said he will start working on a proposal. Mr. O'Neil said just because we pass it does not mean we must use it. Fiscal Officer Hastings said she has already contacted Patrick Woodside from Gene Hollins office and sent him the email. She said Mayor Joiner is asking for a TIFF on all of Lehman parcels as well as Petits property and the Ball Farm. She has provided all the paperwork to Mr. Woodside. She reconfirmed that of course this can not be completed until they are a part of the village, which Petits already is. She said it is ultimately up to council if they want to move forward with the TIFF, Mayor Joiner just asked her to have the paperwork prepared. Mr. O'Neil asked if anything happened at the last meeting regarding the Ball Farm. Mr. Geiger said they provided maps and have started the annexation process. Mr. Townsend said they signed the service agreement. Solicitor Hess confirmed they signed the service agreement which states if they are annexed in, these are the services we will provide. He said their application is not to this body yet.

Mr. Sadler asked for thoughts on the rezoning process. Mr. Geiger said it is as he expected. Mr. Sadler said he reviewed our zoning regarding industrial and it is weak. Mr. O'Neil asked him to define weak and what is missing? Mr. Sadler said the way he reads it, there are a lot of loopholes. Solicitor Hess said it is loosely defined. Mr. O'Neil asked if it is too late to do anything with it. Solicitor Hess said for these parcels yes. He said we can look at it for the future. Mr. Sadler asked if they shared who might be coming in. Solicitor Hess said nothing was shared with him and at this point there is not a known buyer. He said he hears about different companies looking for property in Pickaway County in a variety of interest. He said it seems to be desirable for companies. Mr. Townsend said that is another reason to do a CRA. He said we do not want to be a warehouse district and end up with empty warehouses. Mr. Sadler said that governs on the front but

**Village of Commercial Point  
Committee of the Whole Minutes  
June 19, 2017**

after the 10 years elapse then it doesn't help. Mr. Sadler asked if it takes us across from Southern Point. Fiscal Officer Hastings said not this piece. She said this is the original piece they annexed in across from Foxfire Gold Course. Mr. Townsend asked if they are across the road also. Fiscal Officer Hastings confirmed across from Durrett. Mr. Townsend said yes. Fiscal Officer Hastings said rumor has it that they are looking at doing something residential with that piece, however we have not seen anything in writing yet. She said Southern Point does not touch Durrett. She said where the field is from Lehman Farms, across the street there is a piece of property that is owned by Scioto Holding company, which is Mr. Talbot. She said there is a builder that is interested in purchasing that piece of property and putting houses there. She said if they purchase that and ask to be annexed into Commercial Point, then we would be abutted up to Southern Point. Mr. Sadler asked Village Administrator Crego is that a piece of land that was in the water agreement. Village Administrator Crego said no, it was not. Fiscal Officer Hastings said that is something completely different. Mr. Sadler said if you go over to the township building they have a drawing of a development there. He said he does not know what or when it is for. Fiscal Officer Hastings said it has not been asked to annex into the village so it could possibly remain in the township. Village Administrator Crego said it could be developed into the township. Mr. Sadler said but they would not have our water then. Village Administrator Crego said unless we contract with them and do the same surcharge as Southern Point. Mr. Townsend said if we do not want Southern Point in the village right now, we would have to do that. Village Administrator Crego said that is something Solicitor Hess would have to speak about. Fiscal Officer Hastings said they have had several conversations regarding how the plat is written. She said there are still a couple individuals who still feel it would be our decision whether we take them on or not. She said even if they petition to be annexed in, it would be up to the 6 panel members to say yes or no. Mr. Townsend said that is a big gamble. Fiscal Officer Hastings said yes so, they are still looking at how things are worded. Mr. O'Neil said the word "shall" is clear to him. He said it doesn't give leeway to maybe. Mr. Townsend said we need to make sure that is 100% clarified before we do anything that way. Mr. Sadler said that is a big change to the residents also. Fiscal Officer Hastings confirmed we will have a Public Hearing July 17, 2017 and it can be discussed. She said the vote will happen August 7, 2017 during the meeting.

Mr. Geiger made a motion, seconded by Mr. Townsend to adjourn. All in favor.



David Sadler, President of Council



Wendy Hastings, Fiscal Officer

\*Minutes provided by Paula Baldwin, Administrative Assistant