



VILLAGE OF COMMERCIAL POINT
COMMITTEE OF THE WHOLE MEETING MINUTES
February 17, 2020

Ms. Joiner called the meeting to order in the absence of President Pro Tempore Moore. AA Baldwin took roll call with the following members present: Ms. Wolfe, Ms. Joiner, Mr. Mitchem and Mr. Grassel. Mr. Moore and Mr. Thompson were not present.

A motion to approve the February 10, 2020 COW minutes was made by Ms. Wolfe and seconded by Mr. Mitchem. Mr. Grassel abstained, the three remaining members were in favor and the motion passed.

Mrs. Betsey Richards spoke to council regarding the annual Viking 5K Run. She requested to shut down West Scioto Street during the race on May 20, 2020 from 9:45 am to 11:00 am to allow more room for the runners and participants in wheel chairs. She said last year they had 913 participants and expect more this year. Ms. Joiner asked about any staffing or signage that we would need to do. Mayor Goldhardt said we have "road closed" signs but his biggest concern is that we do not have detour signs. He also recommended Mrs. Richards check with the Fire Department. Mrs. Richards said that they could do 10:00 am – 11:00 am. She said the Fire Department, Police Department and Sheriff's Department have always attended. She said teachers will line the route. Mr. Grassel said this closure is different than in Grove City. He said as long as people are placed at the intersections and we can allow for emergency vehicles to come through as needed, he is ok with her request. He said he is concerned about kids in the roadway without it being shut down. Mayor Goldhardt agreed and said if council agrees to this, they do need to shut the entire road down. He said he would also make sure officers are stationed at each end of the closures. Ms. Wolfe said her concern is getting the word out. Mrs. Richards said two years ago, a parent posted it on the West Scioto Green Facebook and hung door hangers in the development. She said last year they just placed it on the West Scioto Green Facebook page. Mayor Goldhardt advised they can make a motion during the Regular Council Meeting regarding council's decision.

Mr. Hill addressed council regarding tap fees for Genoa Crossing. He provided a brief history on the Genoa Crossing Development. He said he purchased it two years ago and is currently trying to develop it. He said one of the items they have come across is that Mr. Talbot was solely responsible for the water and sewer lines in the beginning. Now that the Village has taken responsibility for all of the lines, they are requiring some of them changed. He said the utility department came up with a detailed list of all of the changes that need to be made in order to make the village feel comfortable with the hook ups. He said those are all expenses to him, but he wants the development to be a major asset to the village. He said when the tap fees were raised, it was his understanding that any existing lots would remain at the old price. He said a couple weeks ago, council voted to clarify the ordinance. He said that he has a major buyer looking at phase 2 and he can plan for wider streets and lots, but phase 1 has 50 ft lots, narrow streets and a couple doublewides. He said other builders can build and sell \$300,000 homes in their areas but he is stuck with his surroundings. He said he is having to build in the \$220,000 range. He said crunching numbers, including tap fees, is tough. He said his only request is to see if council will consider allowing him to purchase the remaining 25 tap fees at the old rate. Ms. Joiner said her concern is he brought in Wade Journey Homes, which has been a nightmare. She said it has not excelled like the rest of the community. She wants what has already been started, finished. Mr. Hill said Wade Journey Homes came to him to purchase lots. He said he researched them. He said the HOA has fined them multiple times last year and the HOA cleaned up their mess and billed Wade Journey Homes for it. He said they have hired a new Vice -President and have had several meetings since November. Mr. Hill said he took 27 lots back from Wade Journey Homes. He said a few weeks ago he asked them to come up with a reasonable number for him to purchase back the remaining lots, just so they will go away. VA Crego said in the Genoa contract from 2003, it states that the village will assume responsibility for the utility lines to a point. He said that point is the curb box. He said another problem is that the zoning permit is only good for 2 years, but construction needs to start within the first year. He stated that Wade Journey Homes has already paid the tap fees on 27 lots, but the Village has an ordinance that states after two years, they have to start paying user fees as if they are in service. He said next month is the 1-year anniversary.



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Ms. Joiner discussed the 2020 Permanent budget in depth. She said changes and suggestions were presented by the Finance Committee. She said that she requested a proposal for a 2020 Law Enforcement contract with the Sheriff's Department. She said the Police Department is one of the largest budget items. Ms. Joiner discussed some of the expenses and made suggestions. Ms. Joiner discussed the loan for the Water Plant and advised this will put us in the red. She also discussed what needs to take place to help us make the payments. She discussed additional fees such as Mayors Court, Law Enforcement education, Ohio Peace Officer Enforcement and a request to purchase new guns when we have guns that have never been fired. Ms. Joiner expressed concern that all of the training request was to be completed in one year and asked why they could not have been spread out. VA Crego advised they have applied for 3 different grants. He said one is supposed to be awarded for a Nature Trail but they have not received information on disbursement. Ms. Joiner discussed the repairs to 420 feet of Walker Road between Edmonds and State Route 762. VA Crego said Walker Road is a township road that is 98% used by the Walker Point residents. He said it is not a good serviceable road any longer. He said they want to do a full mill and take the rise down about 18 inches so you have better views. He said the second project is similar in the amount of funds and is for Belshazzar Street. He said it is in chunks. He said that street is not as long as the Walker Road project but is 33 ft wide in some places. VA Crego said they are already finding several places for pothole repairs. Mayor Goldhardt said they need to speak with the Trustees before doing anything with a township road. VA Crego said it would be great to partner with them to make the repairs. He said in the least, the Village needs to ask for permission. Trustee Wolfe stated that it would not be an issue at all. He said they had a grant to help on Gibson Road that pretty much paid for those repairs. VA Crego said the Township is in a better position to obtain grants than the village. Trustee Wolfe said that is something that the Trustees could possibly pursue, although he is not over roads or bridges. He advised VA Crego to contact John Maynard or Ron Jahn.

Mayor Goldhardt advised Council that the budget has to be passed by April 1, 2020. FO Hastings said it has to be in place by April 1, 2020.

A motion to adjourn was made by Ms. Wolfe and seconded by Mr. Grassel. All were in favor, the motion passed and the meeting was adjourned.



Bruce Moore, President Pro Tempore



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant