



Village of Commercial Point
Committee of the Whole
June 15, 2020

President Pro-Tempore Moore called the meeting to order. Administrative Assistant Baldwin took roll call with the following members present: Mr. Moore, Mr. Grassel, Ms. Wolfe, Ms. Joiner, Mr. Thompson and Mr. Mitchem.

Mr. Moore noted the Tax Budget Public Hearing on July 6 at 6:45 p.m. and verified that most of council would be able to attend.

Mayor Goldhardt discussed the Security Camera issue. He said the company that maintains our security cameras will update our equipment to increase the video retention and they will provide an estimate to install cameras on the other buildings that Council requested at that time.

Scioto Crossing Phase 1 & 2 Final Plat

Ms. Joiner asked about the flood plain area in Section 2. She asked what Flood Zone "X" is. She was informed that Flood Zone "X" is an area determined to be outside the 500-year flood per FEMA. Engineer Grosse stated that residents in that area will not have to purchase flood insurance. Goldhardt advised council that the P&Z Commission had reviewed the Final Plat and recommends that Council approve it.

P&Z Commission

Mr. Moore reviewed the legislation and felt it was put together well. He said going forward, he would like to have a group of community members to review and provide input on development plans and plats. Solicitor Cartee said the easiest way is to incorporate community members into the Technical Review Group. Mayor Goldhardt stated that the TRG meetings take place Monday through Friday between 8:00 a.m. and 5:00 p.m. Mr. Moore said perhaps they can be involved by reviewing the material and emailing their thoughts without attending the meetings. Mayor Goldhardt had a concern about them reviewing the materials without being part of the TRG discussions. Ms. Joiner said with technology, perhaps they can join by video or phone conference. Mr. Moore was looking at the group as an extra set of eyes. Solicitor Cartee reminded Council that their request was to return the authority of P&Z Commission to the Council. He advised them that other components of the zoning code will also funnel up to the Council, such as variances, etc.

2020 Employee Guidelines

Ms. Joiner asked for a few items to be added: hostile environment wording, possibly use of social media with the mayor's approval and tardiness. She feels being two hours tardy is excessive. She also asked about inserting a sentence stating that additional insurance for employees is at their own cost. Mayor Goldhardt stated that at this time the Village does not offer additional insurance. He asked council if they had any issues providing an employee additional insurance if they requested it and offered to pay for it. Council had no issue as long as the employee pays the additional cost. Ms. Joiner said there needs to be further clarification on the harassment policy. She would like to see "hostile environment" added under the harassment section. Ms. Joiner will obtain verbiage on this for Mayor Goldhardt to insert into the guidelines. Mr. Thompson agreed that being two hours tardy is excessive. Council would like it to be 15 minutes. Mr. Thompson discussed the clothing allowance. He said all department clothing should be ordered through the Administrative Office. Mr. Moore asked if the utility department has specific needs. Fiscal Officer Hastings advised they are purchased through the Operating Expense and they purchase the other items themselves. She said it is placed on the village credit card and she tracks how much each person spends with both the Utilities Department and Police Department. Mr. Grassel asked why the Administrative Office is involved in the process. Chief Jordan said they are currently changing their uniforms and had issues with people purchasing different brands of clothing and they are not matching. Mr. Thompson likes it being handled through the Administrative Office. Ms. Joiner said she did not see anything in the Employee Guidelines where employees need to live within a certain radius of the Village. Mr. Thompson feels having that restriction is not a good idea because it would limit the hiring pool.

Council then discussed the employee pay scale outlined in the Employee Guidelines. Mr. Thompson said he was under the impression the pay scale would be immediate. Mayor Goldhardt discussed the top pay and gave options as to how employees get there. Mr. Thompson said he likes the wages outlined for all of the employees. He thinks everyone should make at least the starting pay listed on the chart for their job title immediately. Ms. Joiner wanted to ensure that employee evaluations take place before the raises take effect. Mr. Moore asked



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about the Zoning Administrator's pay. Fiscal Officer Hastings advised that this has been a busy year for him so far, but he does receive additional pay for each permit that he issues.

New Business

Village Administrator Crego discussed the utility service at 6775 Scioto Darby Road. He said last year the owner connected to our water system. This year, he would like to connect to our sanitary sewer system. He said they could hook it up as a private sewer line with a forced main. He said it would tie into the last manhole on the southbound lane of West Scioto Street. The estimated cost is \$20,000, which the homeowner is willing to pay. The homeowner has asked if he could pay the original sewer tap fee instead of the recently increased fee. Village Administrator Crego supports this request. Mr. Moore asked what the increased workload would be for the village with the forced main. Administrator Crego said none, it would be privately installed and maintained. He said this is not a new situation for the Village. Ms. Joiner asked if there will be a cut in Commercial Point Road. Administrator Crego said there would be a narrow cut in the road and that the homeowner would be responsible for patching.

Mayor Goldhardt provided Ms. Joiner, Mr. Mitchem and Mr. Grassel webinar information for new council members. He asked if they are unable to attend to let Fiscal Officer Hastings know by June 19th. None of the of members are able to attend due to it being during the business day.

Mayor Goldhardt discussed a recent incident on Mr. Struckman's property. A four-year old girl ran out into his field from the new houses in Walker Point, Phase 3 and narrowly avoided being killed by working farm equipment. Fiscal Officer Hastings said the Village now requires developers to put up fences between their developments and farm land to help prevent this from happening. At the time Phase 3 went in, fences were not required. Mayor Goldhardt said if the developer was not required to put a fence up in that area at that time, the village should install one now. It would take about five hundred feet of fence and could be easily installed by the Village employees for less than \$500.00. Mr. Moore said he strongly disagrees with paying for a fence. He stated that we cannot police everyone's actions and that it is all on private property. Mayor Goldhardt said the Village is aware that this is a problem and that is why we now require fences. Mr. Moore asked if the residents would even be ok with the fence we put up. Mayor Goldhardt said it would be a farm fence located on Mr. Struckman's property, so residents would have no say as to the type of fence that was being installed. Mr. Thompson said he understands the safety concerns but agrees with Mr. Moore.

Mayor Goldhardt said that we have people coming in inquiring about soliciting permits. According to the codified ordinances, every permit request requires an investigation. He is asking Solicitor Cartee for advice as to what type of investigation we should be doing and what are the legal ramifications. Mayor Goldhardt recently told a solicitor that until details have been worked out with council, there will be no soliciting permits issued. Mr. Moore believes if someone requesting a permit is not registered with the Secretary of State, then maybe we need background checks. Solicitor Cartee will review our existing ordinances and advise Council at our next meeting.

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

Bruce Moore, President Pro Tempe

Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant