



Village of Commercial Point
Committee of the Whole
July 20, 2020

Pro-Tempore Moore called the meeting to order. Administrative Assistant Baldwin took roll call with the following members present: Mr. Moore, Mr. Grassel, Ms. Joiner, Mr. Thompson and Mr. Mitchem. Ms. Wolfe was not present.

Mr. Richard Rickets presented an overview of the Struckman, Rockford Homes, and Fischer Homes project.

- 400 Acres
- 1200 Homes
- Mixed-Use Community (retail, commercial, residential, community uses)
- 20% Green Space (approximately 80 acres)
- Public Infrastructure improvements
- 8-12 years project plan
- New Pump Station and forced main
- Possible Community Development Authority

Mr. Rickets discussed not being able to be competitive with M/I Homes due to the reduced tap fee agreement with the Village. Ms. Joiner asked if the community would have one HOA or multiple HOA's. Mr. Rickets said since some would be residential and some are patio homes, there would be different HOA's because there would be different responsibilities. He stated that a CDA could be used as part of the funding for the HOA. Mr. Moore stated that part of the M/I agreement is because the land owner has been a longtime resident of the village. He said since tap fees are paid up front, rather than waiting on the revenue stream they eventually generate, they help with funding the utility plant expansions. Mr. Thompson said M/I actually came in prior to the tap fee increases. He is not in support of lowering any tap fees at this time. Mr. Moore discussed the green space and how it appears to be broken up in each phase. He also asked if the schools have been consulted. Mr. Rickets advised the schools have not been consulted but they are aware of the preliminary plan.

Ms. Joiner discussed her concerns with the salary under the Water Plant Wages. She feels the \$13 per hour for a starting position will not allow them to fill the opening because it is too low. Ms. Joiner said she was not aware of their responsibilities until she visited the plant. Utility Superintendent Thompson addressed council with his concerns on the salary. He said he would like to see it back to \$16.00 per hour to be competitive with what other agencies are offering. He also addressed concerns with taking personal time in 4-hour increments. He feels it can place a burden on his department if one of the other employees is already off. He said if you have an appointment that may only have you off work for an hour, under the current guidelines you are required to take four hours. Mr. Moore said he does not feel it would be an issue to change this section. He suggested starting at \$16.50 p/hour requiring them to achieve their license within two years. He asked Utility Superintendent Thompson to create a sliding scale and provide it to administration to review. Mr. Moore said if each supervisor is ok with tracking personal time in increments, it should be up to them. Mr. Thompson said he agrees but it has to be the same across the village.

Mayor Goldhardt advised council that the Zoning Code procedures for a Major Site Development Plan Procedure and the Planned District Procedure have been updated. He wanted to make sure council is aware and understand these are the steps that will be followed. Mr. Moore asked for the cheat sheet to be placed on the website.

Solicitor Cartee discussed the request from Chief Jordan to pay his legal fees as a result of charges brought against him from the previous mayor, but dismissed by Council. Solicitor Cartee said in his opinion, council does not have the authority to pay legal fees and council cannot make an expenditure to benefit one person or employee. Mr. Moore asked if council can pass a resolution that states if charges are brought forward then dismissed, the employee can be reimbursed. Solicitor Cartee advised against it.

There was discussion on the NIXLE and the issues with everyone not receiving the messages sent by the village. Mr. Thompson asked if the Police Chief had access to send messages. He said the Chief needs to have the access to send messages as needed. Mayor Goldhardt will look into it.



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Mr. Moore asked since no one has reviewed the Scioto Crossing Development book, could it be tabled. He is concerned with the time restraints as well as the resolution. Mayor Goldhardt advised that it is only up for a 2nd reading tonight.

Mr. Moore said they have the Walker Point Phase 4 plat on tonight's agenda and wanted to know if anything else has come up other than the open space being committed to the village residents and what type of playground equipment is needed. Mayor Goldhardt advised council that they are required to submit a Performance Bond before the final plat can be approved and as of this time, it has not been submitted. Mr. Shawn Lanning of Watcom advised it has been approved and will be delivered to administration this week. Ms. Joiner thought they decided on fencing between the play gym and the pond. Mr. Moore said she was mistaken, there is a natural stream that will provide access point between the pond and playground. Ms. Joiner confirmed the sidewalks from the entrance to Alberta is concrete, black top for a walking path and they are looking at playground equipment. Mr. Moore said that the budget provided by the developer was not going to be enough to cover the playground equipment. He said trying to expand the age range of items is tougher. Mayor Goldhardt advised council that in the future, since council changed the zoning procedures and council is now acting as the zoning board, the preliminary plan approval stage is where these discussions should be taking place, not during the final plat acceptance stage. He said that this development plan went to and was approved by the zoning board as required by the zoning code at that time. He said typically, when a final plat comes to council, everything has already been installed and it is too late to make any changes. Mr. Thompson said they were told numerous times by the developer's lawyer that they would have an opportunity to discuss these issues at a later date but was never given that chance until now. Council discussed choices in playground equipment. Mr. Lanning asked for council to send him some ideas on what they are looking for so they can begin pricing. Mr. Moore asked if he and Ms. Joiner could work together on this and present it to the rest of council. Solicitor Cartee advised they should call another Committee of the Whole meeting instead of meeting separately.

Mr. Moore asked councils opinion on discussing with Scioto Crossing about opening their park up to the public as well. Ms. Joiner agreed.

Ms. Joiner made the motion to adjourn, seconded by Mr. Mitchem. 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