



Village of Commercial Point
Committee of the Whole Minutes
September 21, 2020

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

Engineer Grosse gave an overview of where the village currently stands in regards to utility lines. As of today, the Village has three lift stations. They are located at West Scioto Green (10 houses), Walker Road (remainder of the village), and Southern Point. The Walker Road lift station is the longest in-service lift station with 40+ years and has been upgraded once during that time. He discussed a plan that would add three new sewer trunk lines, one new lift station, and would eliminate two of the existing lift stations. He stated the plan would add the new lift station on property currently owned by K-Nova. He also discussed the locations of the proposed trunk lines. Engineer Grosse said ultimately, the Village does not want to add any additional lift stations to the system.

Engineer Grosse then discussed the new Water Treatment Plant. He stated that the current plant capacity is 460,800 gallons per day. He said the new plant would be able to produce one million gallons of water a day and will handle anywhere from 2500-3000 homes. He confirmed we currently have 1698 water customers. Engineer Grosse explained that the plant could be expanded, if needed, to produce two million gallons of water per day. He said as a part of that growth, the Village will need additional wellfields to supply water.

Engineer Grosse then discussed the wastewater treatment plant. He said it is rated at 440,000 gallons per day and of that, our average use is 280,000 gallons per day. We currently have 1717 sewer customers. He said discussions are being held about expanding our existing plant to process one million gallons a day. If Council would approve a plant expansion such as this, it would typically take about three years from the date of their approval until it would be in service. He said the cost estimate for an expansion such as this would be between 14 - 17 million dollars. He also noted that the Village would need additional land for any type of sewer plant expansion. Currently, there are discussions between the Village and K-Nova to resolve that issue.

Engineer Grosse said as the village continues to grow, we will need additional roads. He said they are putting together a proposal for a thorough fare plan for the village. He said the village will determine locations for major N-S and E-W roads.

Mayor Goldhardt wanted to make sure that the council understood exactly where the new trunk line stops within the Foxfire Development. Engineer Grosse pointed out the location to Council. Mayor Goldhardt said with it stopping there, we have no way to service the proposed development north of Genoa Crossing at this time. He said the capacity is pretty much used up on the existing trunk line, so before council considers annexing any additional property into the Village, they need to be aware of what must happen before we can serve those areas.

Solicitor Cartee said council needs to be thinking about the CRA committee and possible nominations. He said that anyone living in the village that wants to make improvements to their home and meets a certain threshold may come to the housing officer and request an abatement. If they are denied, they may appeal the decision with the Community Reinvestment Area Housing Council. Solicitor Cartee said his recommendation would be that after council passes the legislation, they present their nominees for a vote.

Mr. Moore brought up an issue concerning zoning permit fees. He said on the commercial side, they are exempt from the zoning permit fees. Fiscal Officer Hastings explained that they are not exempt from fees, commercial developers just file different applications than residential developers. Commercial developers are required to file Major Site Plan Applications while residential developers are required to file Principle Structure Applications. There was further discussion on the applications and procedures.

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

Bruce Moore, President Pro Tempe

Wendy Hastings, Fiscal Officer