

VILLAGE OF COMMERCIAL POINT
COMMITTEE OF THE WHOLE MEETING MINUTES
January 13, 2020

Mayor Goldhardt called the meeting to order. AA Baldwin took roll call with the following members present: Ms. Wolfe, Mr. Grassel, Mr. Mitchem, Mr. Thompson and Ms. Joiner. Mr. Moore was not present.

Mayor Goldhardt discussed the meeting structure. He advised there is no voting and no citizen comments unless requested. The meeting is open to the public. He said the purpose of the meeting is to be a working session for council. He said the goal is to continue the C.O.W. meetings and nothing will appear on council's agenda unless it comes thru this meeting first. He advised that the committee of the whole meetings are run by the President Pro Tempe.

He asked how they wanted to schedule meetings. Mr. Thompson said his preference is to have the C.O.W. meeting first then have the regular council meeting immediately afterwards. He said if the C.O.W. meetings are productive then they can decide on the second meeting. He said he does like having the ability to vote twice a month. Ms. Wolfe is in favor because this discussion could be beneficial to her. The group decided the Regular Council meeting will be on the first of the month, C.O.W. meeting the 3rd Monday with the Regular Council Meeting to follow.

Mayor Goldhardt discussed the Council Rules and asked if there are any changes or additions. He said the only thing he noticed is in the Order of Business. It requires a moment of silence for the military. He said that is very seldom done and we should start doing it or remove it. We can have a moment of silence as needed. He also noticed under Administrative reports that the Zoning Inspector Report is not listed and should be. Mr. Moore (via conference call) said he would like to discuss adding a social media policy. He said no council member should make any social media postings on official matters and they should all be handled by the administration. Mr. Thompson is not in support of this. He said the employees should have a social media policy but not elected officials. Ms. Joiner feels it should go through the village solicitor first. Mr. Grassel thinks we should run this through VS Shamp. Mayor Goldhardt advised we are working on putting video links of the meetings on the official Webpage. Mr. Moore said he did not see anything in council rules that states all parties in Executive Session will keep whatever happens in the meeting confidential. Mr. Thompson says it was a legal opinion provided to him that he can come out and advise what happens in Executive Session. He said we should check with VS Shamp.

Mayor Goldhardt discussed the Certified Public Records Training. He stated that once during their term, all elected officials must attend the training course or have someone represent them at the training. In the past, FO Hastings has attended to represent the council. He advised the OML is having their seminar for newly elected council members. It is going to be held Saturday March 21st. FO Hastings needs to know by March 11th if the new elected members plan to attend.

Mayor Goldhardt said he has heard that the council was not happy with Frost, Todd, Brown. He asked for thoughts from council. Ms. Wolfe said she feels VS Shamp is doing better. Mr. Thompson said he does not have the confidence in VS Shamp. Council agrees we need someone with more experience. Mr. Moore feels they are not providing the service they said they would. He said he is ok with keeping Jesse as the Prosecutor. He feels we should branch out and possibly look at multiple firms. Council feels they should talk to a couple of firms before making a decision. Mr. Thompson said he liked how Fishel Downey Albrecht & Riepenhoff handled themselves previously. Council agreed they would like to speak to both parties. Mayor Goldhardt will reach out to Joshua Cartee and possibly ask him to attend a meeting.

Mayor Goldhardt discussed the Commercial Point Karting Classic Event Plan distributed. Ms. Joiner said we have no representation as the village in this or other events. She mentioned setting up a Welcome tent to share information about the village at Go Karts and the Homecoming. Mr. Thompson said in order to do that there needs to be something financial on our end. Mayor Goldhardt said one thing that could help both events is police coverage at no cost to the two non-profit organizations. Mr. Thompson said he is ok with the Police Department doing that as long as they are paid overtime. Mr. Grassel said the "Special Duty" rate is like a contract between the officer and the organization. He said the overtime pay would be more than the "Special Duty" pay.

VA Crego and US Thompson advised we do not have a grease trap ordinance. Mayor Goldhardt said they are going to put something together. He said it is primarily for businesses and allows our employees to go in and inspect their grease traps.

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Mayor Goldhardt advised Mr. Hill is in attendance this evening. He is wanting to purchase water taps. Mayor Goldhardt asked if these are individual residential parcels or as a development because it is zoned PUD. Would he fall under the old rates of Water taps or under the ordinance with the increased tap fee? There was discussion on several scenarios. Mr. Moore said his understanding when it was passed was owner/occupancy would still fall under old rates. It was decided a small sentence should be removed to make the ordinance clear and everyone should pay the same rate. Mr. Moore said our attorney's need to review it and determine what should be changed and amend it if needed.

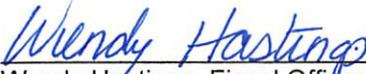
Mayor Goldhardt discussed the bid for the Water Plant contract. He advised we had 6 contractor bids and the cheapest bid was JayCar Construction. IBI recommended this group. The administration did meet with JayCar, which is located in Mount Sterling. They will subcontract out 50% of the job. They provided all the names for their contractors. References were requested on the contractors. He said by March 17th we will need to award the contract. He advised we cannot award the bid until the financing is arranged and at this time we are still waiting on the purchase of the land. Mayor Goldhardt discussed financing. VA Crego said we are still waiting on the finalization of land ownership for the plant. Mayor Goldhardt said IBI put together a sheet that lists who they deal with and displayed loan terms, which is OWDA. Mayor Goldhardt said the only issue he has with an OWDA loan is that the loan cannot be paid off early. He said we would be locked in for 30 years and it would be a little over 2 million in interest. He said at the moment, the village has an engineering loan thru OWDA for 5 years, which cannot be paid off early, a loan thru Vinton County Bank for running the pipe and wellfield, which is another 5-year loan, but can be paid off early. We also have a loan at 0% interest which will be paid off in 2 years. FO Hastings said we also have a loan for the digester, which is a 20-year loan that can be paid off early. Mayor Goldhardt said if the developments take off, we will have the money to pay the loan off in 10 years. He discussed the different banks they can receive loans through and the downfalls of each group. Mayor Goldhardt and FO Hastings are having a conference with Huntington Bank to see what they have to offer. He ran a couple scenarios past council to see if they are interested in loaning money from the general fund to the water fund as a down payment. He said Gene Hollins said it can be done but we need to draw up a resolution. He said his suggestion did not look at any future TIF money or tap money from MI Homes. Mr. Thompson asked how this would affect the general fund. FO Hastings said right now in our Transfers Out account there is a little over a million dollars. She said everything else has been budgeted, but last year over \$400,000 went to the police department. She said if we are taking \$1.5 million, it leaves you \$500,000. She said we will have money coming in throughout the year. Mr. Thompson said he does not want to impact road projects. FO Hastings said it will until they look at the budget. Mayor Goldhardt stated his biggest concern is if we do not put money down on the project, the payments will be astronomical.

The Foxfire TIF agreement and Rezoning text was discussed. There was concern about the interest rate stated in the TIF. Mr. Moore said he feels they should step back from particular questions regarding the TIF because there are a lot of things in there they have never been discussed as a whole council. He said this agreement is unique and the first residential development to publicly fund their work. He said a 5% capitalized interest is crazy. He said looking at their rezoning text, it appears that they are pushing a certain type and price point of a home. He said they want to bring in many zoning exemptions closer to a Groveport community verses a Canal Winchester community. He said we need to decide what community we want to be. Mr. Thompson said he does not support giving them any money back on their infrastructure. Mr. Moore said if they were going to make their pool large enough to benefit the community by paying a monthly fee, he would support that. Mayor Goldhardt said they sent them a projected estimate of revenue. He said they estimate the TIF bringing in \$8.6 million over the next 30 years and their agreement shows them receiving \$5.5 million of that amount. He said we have two other developers coming in. Why have we not considered adding a TIF on them. He said Engineer Grosse contacted those and they both have no issues with a TIF giving the Village 100% of the revenue generated. He said to be fair to MI, where they are located, they are putting in a sewer line through their property to State Route 104. He said he does not know why we would give them anything on the TIF when the others are giving us 100%. Council decided to meet with M/I on January 20, 2020 at 7:00.

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



Allan D. Goldhardt, Mayor



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant