



Village of Commercial Point  
Committee of the Whole Meeting Minutes  
December 20, 2021

Mr. Thompson called the meeting to order at 6:30 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Ms. Joiner, Ms. Wolfe, Mr. Grassel and Mr. Thompson. Mr. Mitchem was not present.

Solicitor Agreement:

Village Solicitor Cartee discussed his contract that had been distributed by Mayor Goldhardt. He explained his legal work and costs associated with it over the past year. He is proposing the solicitor line item in the budget receive \$8000 per month and that we create two special project line items that would be paid as work is performed. The cap would be \$25,000 for each special project line item and the accounts would be labeled Economic Development and Real Estate. Ms. Joiner asked if under the terms of agreement, an email address could be added. Solicitor Cartee said at the time of approval, a motion would need to be made to substitute the language to include it.

Review of Legislation:

Solicitor Cartee feels it would be helpful at the Committee of the Whole meetings to give an overview of the legislation on the agenda as well as notice of future legislation. He feels this will save time at council meetings as well as allow council members another opportunity for discussion if needed. He discussed Resolution 45-2021 and understands Ms. Joiner had question on the preliminary plan. She said this was submitted by Pizzuti a few weeks ago and appears to be the preliminary plan for the zoning requirements. He advised her that this is the initial stage for approving a development. Ms. Joiner said she was confused. When comparing this one to previous legislation, she finds this one to be different. Solicitor Cartee said Council does not normally see one like this. He said this legislation is a result of discussions between the Village and Pizzuti over the last few weeks. He said it is important for their investors to lock down the square footage of the buildings with the Village. Pizzuti is asking for Village approval this year. Mayor Goldhardt said he knows some may question if the preliminary plan came in a month ago, why is it just before them now. As a clarification on procedure, once a Preliminary Plan is submitted, it goes to the Zoning Administrator to determine if it is complete. He said the Pizzuti application was deemed incomplete for multiple reasons. Pizzuti was then sent a letter stating the status of their application and the reasons for it. Pizzuti had to resubmit their application and start the process over again. Once everything was submitted, reviewed a second time and deemed complete, it went to the Village Solicitor to prepare legislation. Once the legislation is prepared, it appears on the council agenda for the next meeting. Ms. Joiner asked Zoning Administrator Kuzelka his opinion on the application. He said it meets the requirements of the Village Zoning Code. Ms. Joiner asked if he had any concerns regarding the ordinance. He said as being the Zoning Administrator, he can only comment whether Pizzuti fulfilled the requirements of submitting the application. As far as the ordinance in question, that is strictly a council decision and he has no comment. Ms. Geiger said she has not had a chance to review it since it was just received and is not comfortable moving forward with it tonight. She asked if the village has ever done an agreement like this. Solicitor Cartee said not in this capacity. Ms. Geiger asked what is the purpose of this legislation as long as they meet our zoning code requirements. Solicitor Cartee said that is a question for Pizzuti and they are on the council agenda this evening and should have a representative present. Solicitor Cartee discussed Resolution 46-2021. Mayor Goldhardt said council had approved \$70,000 for wages and it will not be completely utilized this year. He would like to move those funds from employee wages to capital improvements and use them to purchase a truck and other equipment for the Street Department. Solicitor Cartee then discussed additional legislative items.

New Business:

There was no new business.

Adjournment:

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

Nancy Geiger  
Jason Thompson, President Pro Tempe

Wendy Hastings  
Wendy Hastings, Fiscal Officer

Nancy Geiger, council