



Village of Commercial Point
Committee of the Whole Meeting
May 17, 2021

Mr. Thompson called the meeting to order at 7:00 pm. Administrative Assistant Baldwin took roll call with the following members present: Mr. Thompson, Ms. Joiner, Mr. Grassel, Ms. Wolfe, Ms. Geiger and Mr. Mitchem.

Tabled Ordinance 2021-12

Ms. Joiner said she thinks since these are newly created positions, there should be testing, background checks, physicals, polygraph and an application for any officer applying for the positions. She discussed her reasons behind the request. Solicitor Cartee advised the Council about the procedural process for the tabled item. He said to remove it from the table, a council member would need to make a motion to remove it from the table, have it seconded and then vote on the motion. He said once it is removed from the table, Council may then approve the ordinance, postpone the ordinance or amend the ordinance. He said if amendments are made, the Chair will then decide if it is a significant change to the ordinance. There was further discussion regarding the procedures of filling the position and the needs of the village. Mr. Mitchem said they are just looking for standards for hiring positions. Ms. Geiger asked if Captain Thatcher or Chief Jordan had anything to add to the discussion. Chief Jordan said a policy is already in place for hiring new officers. He advised Council that the existing officers have already been screened with the background, psychological and physical exams. He said if we offer the current part-time officers the full-time positions, they would be required to take a stringent physical due to the new Ohio Police and Fire Pension System. He said that he will be doing a bi-weekly review with any officer in a probationary status.

Chapter 1191 of the Zoning Code

Mayor Goldhardt presented Council a zoning code change request for Chapter 1191 is in regards to the number of trees required by developers. He said the draft document is what Canal Winchester is currently using. He asked for council to review the draft and come back with any possible changes. Ms. Joiner asked if what they did the last time with the trees put a strain our water source. Administrator Crego said they are currently working through the calculations now but they have already requested a meter for the irrigation to be separate from the meter for the service to the building. He said in three weeks, when the new plant comes online, it will be less of a concern. Ms. Geiger asked about the earth mounds placed on top of the waterlines. Administrator Crego said when they discussed building the mounds to hide the buildings, the tradeoff is the utility lines that were six feet underground are now twenty-seven feet underground. He said any repairs needed will now cost much more.

Deduct Meters

Mayor Goldhardt advised the first warehouse has officially requested a deduct meter. He said currently the village does not allow deduct meters. He said it would be used strictly for watering their landscape. He said if council is interested, they can look at putting something together. He asked if council wanted to limit deduct meters for commercial use only. Council agreed that it should be for commercial only. There was discussion on different options for the request. Ms. Geiger asked if the deduct will work with the billing system. Mayor Goldhardt advised he spoke with Fiscal Officer Hastings and they are working thru it.

RFQ for Engineering firm for the Wastewater Treatment Plant

Mayor Goldhardt advised council that the Village needs to get started on a new wastewater plant. The first step is to get an Engineering Firm on board. He suggested that the Village post an RFQ for the project. He said if the Council had no objections, he would like to get it placed in the newspaper. Council had no objections.

K-Nova Rezoning

Council would like to review the information from tonight and discuss at a later time.

Major Site Plan Variance

Mayor Goldhardt said when VanTrust submitted their first Major Site Plan Application, Council approved it contingent upon passage of two additional variances. He said they have submitted their second Major Site Plan Application and they have also submitted two variance requests with it. The Public Hearing for the variance request is scheduled for June 7th at 6:30 p.m.



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Village Administrator

Mr. Thompson asked for the regular Administrator's Report to be given during the Regular Meeting. Administrator Crego discussed the current uniforms and advised the new one's have not been received. He discussed the iPhone's with hot spots have also not been received. There was discussion on the new water plant furnishings. He also informed Council that Plant Superintendent Thompson has submitted his resignation. He had further discussions regarding other concerns. Mayor Goldhardt advised Council that the uniforms have been ordered.

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



Jason Thompson, President Pro Tempore



Wendy Hastings, Fiscal Officer