



Village of Commercial Point
Committee of the Whole Meeting
June 21, 2021

Mr. Thompson called the meeting to order at 6:30 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.

Struckman Property Pre-Annexation Agreement

Solicitor Cartee advised Council that this is not up for a vote, just a preliminary discussion. He said Council had a discussion last month about mixed use, homes, apartments, etc. He said the Pre-Annexation Agreement discusses cooperation and responsibilities throughout the process. He said it does spell out the timeline. He said council should entertain a discussion from the village engineer regarding his recommendation on entering in to this agreement at this time. Mayor Goldhardt said his concern is not about supplying water for the project, but whether we have the capacity to treat their wastewater. He said we currently are able to treat 480,000 gallons of wastewater a day. Mark Cameron, of Sands Decker, said his concern is for the wastewater as well. He said if we decided to expand our wastewater plant today, even with an engineer onboard, it would take three years before it would be online. Ms. Geiger said she feels this is a great project but she feels annexations of this size should wait until we can provide the services. Mr. Thompson agreed. Solicitor Cartee will speak to their attorney about the Council's concerns.

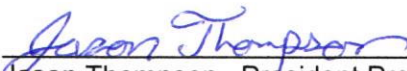
Lane Property Pre-Annexation Agreement

Solicitor Cartee discussed the Lane property. He said this is on the east side of 104, and Industrial/commercial development. He said there is not quite as big of a wastewater capacity issue with this property. He said there would need to be more discussions between him and the landowner before anything is finalized. Mark Cameron said there is still a concern with wastewater, but not as much as if it were residential homes. He discussed ratios used for residential versus industrial. He said that all information is sent to the EPA to review. If they determine that the Village cannot provide the service, they will not issue a permit. Mayor Goldhardt asked Solicitor Cartee if the Council passed a Service Resolution stating that we could provide utility service but the EPA said we could not and refused to issue a permit, what would be the legal ramifications to the Village. Solicitor Cartee said the point of a service resolution is to tell the County Commissioners what the village is able to provide. In his opinion, he would not want to enter into a Service Resolution unless we are sure we can provide the services. Administrator Crego said when Council passes a service resolution, they do not know what is going to be built. He said it does not mention capacity and will not commit the Village to capacity. Solicitor Cartee said he feels there is still some risk. Mr. Glen Dugger, Lane Property attorney, discussed the Annexation Agreement they would be looking into. He said their expectation is like anywhere, basically first come, first serve. He said the Service Resolution state law sounds worse than it really is. Mr. Thompson asked if they have a timeframe? Mr. Dugger said first they would want to get the agreement, but they are missing a few things from the agreement. He is hoping to have the missing information within the next three to four weeks. Solicitor Cartee said he is looking for direction from Council and needs to know if he should continue moving forward with the Pre-Annexation Agreement. He said his understanding is that Council want to hold off on the Struckman Pre-Annexation Agreement and move forward on the Lane Pre-Annexation Agreement. Ms. Joiner asked for the first come first serve expectation language to be placed in the service agreement.

Village Administrator's Report

Administrator Crego reported there are a few bugs to work out on the plant. He said they are down an employee and it is starting to show, but they have feelers out and hope to have interviews this week. He reported on sidewalk and catch basin work in the village. Ms. Joiner asked for an update on the signs and crosswalks in Chestnut Estates. Administrator Crego said he has not been able to get the list of signs needed to Wendy yet. Ms. Joiner requested that he work on that.

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



Jason Thompson, President Pro Tempe



Wendy Hastings, Fiscal Officer