



Village of Commercial Point
Council Meeting Minutes
July 18th, 2022

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

A motion was made to approve the July 11th, 2022 Public Hearing Minutes by Ms. Geiger and seconded by Ms. Joiner. All were in favor. The motion passed.

A motion was made to approve the July 11th, 2022 Council Meeting Minutes as amended by Ms. Wolfe and seconded by Mr. Mitchem. All were in favor. The motion passed.

Administrative Reports:

- A. Mayor's Report – He had nothing to report at this time.
- B. Village Solicitor's Report – Solicitor Cartee said the amended Administrative Employee Guidelines is up for consideration this evening. He informed Council that with the resignation of Councilman West, passage of ordinances and resolutions will only require three votes. It will require four votes to suspend readings and enact emergency language.
- C. Police Chief's Report –The Police report was distributed with the council packets. Chief Jordan discussed parking on one side of the roadway as requested by the Fire Chief. He said he will meet with the Village Administrator about locations. He informed Council that one officer is leaving to go to a department in Franklin County, which leaves the department down three officers. He has posted the jobs and is actively seeking officers. He said we are in the same position as other departments in the county. Mr. Mitchem asked if it is possible to require an officer to stay for one year due to the expense of the testing? Solicitor Cartee will have his employment attorneys look into this and he will circulate their findings. Chief Jordan said the most recent hire, Officer Bailey, started last week. Since he came from a larger department and has experience, he will be able to get him into the rotation sooner. Mr. Mitchem said he knows many people do not agree with him, but if we need people to cover shifts, can we look at parttime officers. Chief Jordan said with the current staff, including the one parttime officer, all shifts are being covered for now. He said trying to schedule parttime officers is difficult and their loyalty is not with the department, but with their primary employer.
- D. Village Administrator's Report – He had nothing to report at this time. Ms. Geiger asked for an update on the walking path. Village Administrator Grosse said he is getting prices now and should have information at the next meeting. Ms. Joiner asked for clarification on which path? Ms. Geiger said from the existing sidewalk at the Methodist church to Genoa Crossing.
- E. Village Engineer's Report- She was not present.
- F. Zoning Administrator's Report – He informed Council that he will begin providing reports on his activities for the month within the Zoning Department.
- G. Fiscal Officer's Report – Fiscal Officer Hastings said the 2020 – 2021 audit started today. All of council should have received an email from the auditors and she asked that they respond.



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Legislative Reports:

- A. Tracy Joiner – She had nothing to report at this time.
- B. B. Laura Wolfe – She had nothing to report at this time.
- C. Ryan Mitchem – He had nothing to report at this time.
- D. Ross Crego – He had nothing to report at this time.
- E. Nancy Geiger- Ms. Geiger said they rescheduled the movie night to Friday, July 22nd .

Citizen Comments:

There was nobody signed up for citizen comments.

Business Items:

- A. Employee Guidelines Revision
A motion was made to amend the Administrative Employee Guidelines as distributed by Mr. Crego and seconded by Ms. Wolfe.
Roll call vote: Mr. Crego - Yes, Ms. Geiger - Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. All were in favor. The motion passed.

Legislation:

Second Reading:

Ordinance 2022-20 AN ORDINANCE AMENDING ORDINANCE NO. 2019-19 TO PROVIDE FOR AMENDED TAX INCREMENT FINANCING FOR THE K-NOVA LLC DEVELOPMENT IN THE VILLAGE OF COMMERCIAL POINT, PICKAWAY COUNTY, OHIO AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO TAX INCREMENT FINANCING AGREEMENT; AND PROVIDING RELATED AUTHORIZATIONS; AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a second reading, title only.

Ms. Joiner asked for clarification on the rate change and if it affects anything from the past or is it just for the future items submitted. Mike Dean of Dinsmore & Shohl, LLP, came before council. Mr. Dean explained that all certified statements that have been submitted will be at the lower interest rates. She confirmed that he has been working with the Huntington Bank on behalf of the Village for the monetization of the TIF funds. She asked if we monetize the TIF funds, will there be any financial risk to the village. Mr. Dean said the village would not be financially responsible. He said the Village would not have to pay more than what the TIF funds would generate. He said in the event of a default, there is a chance that the village would be named in a lawsuit. However, there is clear language in the agreement that states that there is no liability to the village. Ms. Joiner asked if there would be any issues with us using the funds towards the new water tower or WWTP. Mr. Dean said the funds are limited to Public Infrastructure improvements, but also includes water and sewer. Ms. Geiger asked if there is a reason to wait for a third reading? Mr. Dean said there are still a few open questions that need to be resolved before Council votes.

Additional Items:

- A. Struckman Presentation
Solicitor Cartee said they have asked the developer to come forward with a presentation for council. He said what they are seeing tonight is in addition to the annexation. It has to do with financial projections for the project. It does not have anything to do with the zoning. The only decision coming before council is to accept or deny the 300+ acres being annexed into the village. He said there has been some changes since Rockford's last presentation to Council.



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Corey with Rockford Homes gave a presentation on the design elements they would like for the overall project. It included a variety of homes such as ranch, patio, estate lots, multi-family homes, single family homes and townhomes. He displayed the possibilities for the park such as circuit training, dog park, playground and pavilion. Ms. Joiner asked if there will be sidewalks in front of the homes or a walking path. Rockford said sidewalks. Ms. Joiner said she would possibly like to see an amphitheater and splash pad. She asked how many multi-family units they are looking to build. He said approximately 240. Bob Yoakam of Rockford said the changes from the last presentation is the addition of larger lots and the 17 acre regional park. He said their intention is to make it a village park, not just a subdivision park. He said this is where the CDA monies come into play. Mr. Yoakam discussed a few changes they have made based on their resident meeting. Mr. Dean distributed financial information associated with the project. Council held an in depth discussion with Mr. Dean and Rockford regarding the TIF and CDA projections. Rockford discussed the significant infrastructure improvements that would be required by ODOT. It was estimated that the improvements will total over \$21 million. Ms. Joiner asked about a possible green space swap to have a park more centralized to the community as a whole. Rockford explained that is not their decision. Ms. Geiger asked if the park would be the HOA's responsibility or the NCA's. Mr. Yoakam said since it is a community park, it would be the NCA's responsibility. He also advised Council that the Lighthouse Church is included in their annexation.

Mayor Goldhardt confirmed that he received Mr. West's resignation today and there is now an open seat on the Village Council. Solicitor Cartee said Council has thirty days to appoint a new member. If they don't act within the thirty day period, the mayor shall appoint a person to fill the vacancy. Mr. Crego said all interested residents should send their information to the President of Council.

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


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer