



**Village of Commercial Point
Committee of the Whole Meeting Minutes
September 19, 2022**

Ms. Geiger called the meeting to order at 6:00 p.m. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Mr. Mitchem, Mr. Crego and Ms. Ratliff. Ms. Wolfe was not present.

Upcoming Legislation

Solicitor Cartee was not present. Mayor Goldhardt discussed upcoming legislation. He said Resolution 38-2022 is up for a second reading tonight. He asked Council not to waive the third reading because the resolution will need changed. He then discussed Resolution 41-2022 and asked Council to amend the original dollar amount listed. Fiscal Officer Hastings explained that the transfer of money is for equipment needed in the office which will fold and stuff the monthly utility bills. She discussed a video demonstration of the product and the different things this machine will do. She said it will cut down on the time needed to prepare the utility bills. Ms. Geiger said she emailed the noise ordinances from Grove City, Ashville, and South Bloomfield to the council members. She said none of them have anything about decibels, but they have times and distances. She feels Council needs to decide what they want to do. Mr. Crego said he would like to take 90% of Grove City's ordinance and add parts of our ordinance to it. He asked to play with it for a week. Ms. Geiger asked for a better understanding of the one hundred feet from the property line and asked how we will enforce it. Mr. Crego said the person with the concern will call the police and file a complaint. Ms. Geiger confirmed that council they will not take the complaint. The person with the complaint must call the police. There was discussion on having bands at the bars play inside only. There was a discussion about fines. Ms. Geiger feels the fines are excessive. Mayor Goldhardt said the officer has the discretion to ask them to turn down the music instead of citing the establishment. Since the complaint goes through the police department, a paper trail exists. Mr. Crego will work on this and bring it back to Council.

Parks & Recreation Department Storage

Ms. Geiger asked if it is possible to have a couple shelves in the Police Garage to store their items. Wendy said they also need to store the Christmas decorations. Mr. Crego asked if we have had any discussion with the township regarding the old Fire Department building. Mayor Goldhardt said he has not. Mr. Crego said it would make a nice building for Police Department. It has lots of storage area and good access. He said it would have room to store the Parks and Recreation items. Ms. Ratliff said for today it would be nice to have peg board installed to help organize their items. Ms. Geiger said she thinks there is plenty of room, it just needs organized. She offered to clean and organize the garage. Mayor Goldhardt said that is not necessary. He will have the Police Department clean the garage. He will have the Street Department help as well since they also have items stored there. Administrator Grosse suggested having the police go first, then the Street Department.

Future Paths Verses TIF Monetization

Ms. Geiger said she has been working with Administrator Grosse on multi-use paths. She said the next path she would like to see started would be between the Methodist Church and Genoa Crossing. She said Administrator Grosse reviewed it and the cost would be a million dollars because of the bridge. She asked if there is a way to set some of the TIF money aside to help with this expense. She would like Council members to think about this before budget time because the Village has not installed a new sidewalk in eight years. She discussed the plan M/I did for them. Mayor Goldhardt said they had a meeting with multiple parties and discussed monetizing the TIF from Chestnut Commons, Scioto Crossing, and the new Foxfire development. They are to report back soon.

Struckman Farms

Mayor Goldhardt said the village had a meeting with the developers of Struckman Farms. He said Ms. Geiger and Mr. Crego also attended. The developer wanted to know if this is a dead deal or if there is a possibility of saving it. Mr. Crego said there has been three changes on Council since this project began and everything Council has asked from them, they have done. He feels the administration needs to provide more information on these types of projects. Ms. Geiger said there were things she liked and things she did not. She said if she had known about the trunk line, it could have helped in her decision. Council discussed the trunk line and how it will run. Administrator Grosse said we need controlled growth.



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Future Annexation

Mayor Goldhardt said he needs direction from Council on how the administration is to proceed with the annexation requests. He has had four developers approach him wanting to annex into the Village. He displayed a map to Council showing properties wanting to annex into the Village. He asked if they wanted no annexation, commercial annexation only, or annexation east of State Route 104 only. Mr. Mitchem said commercial brings in a lot of money for the Village. Mayor Goldhardt asked how Council wants him to replay to all these developers. They discussed tap fee income. The Village receives more money overall in tap fees from residential development than commercial development. However, commercial development has less impact on the Fire Department, Police Department, and the School District. Commercial development has less infrastructure maintenance and brings jobs to the community. Council said they would support annexation and commercial development between State Route 104 and the Scioto River.

Council then discussed the Frye property. Mayor Goldhardt explained that it would be somewhat of an extension of Scioto Crossing, with same type of homes being built. He explained they would need TIF money to do offsite road improvements if it is annexed. Council said that they would support that annexation with conditions (road improvements, types of homes, etc.).

Mayor Goldhardt then asked about the Jahn Farm property. This property would also require some amount of TIF money to help with the thorough fare project. Council would support annexing it only if it is zoned for some type of residential such as single family, apartments, or townhomes. Mr. Mitchem and Ms. Ratliff would prefer townhomes.

Council discussed the Sally Greene property. Although it currently can not be annexed, when available, they would support it.

Mayor Goldhardt then asked about the Struckman / Rockford Homes project. Council discussed the idea of annexing the entire property, but only rezoning it in phases. This would help control the growth. Ms. Ratliff said she would support the annexation if the development growth was controlled. The remainder of the Council members agreed with her.

Council then discussed the Ryan Homes project. There is a concern that the Walker Road lift station will not handle a development of that size at this time. Council decided to hold off on any major annexation projects west of Walker Road due to the current lift station capacity. Once the infrastructure east of Walker Road is developed, they will reconsider annexations towards the west.

If any other developers approach the Village requesting annexation, Council will consider the location, impact, type of development, and then decide at that time whether to annex or not.

Additional Items:

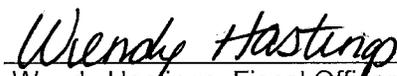
Mayor Goldhardt discussed the amount of money the Village charges for a fire flow tap fee. The Village has been approached by a builder looking to purchase one. In looking at surrounding areas, the Village is not competitive. We charge three to four times as much for a fire flow tap as other areas. Currently, the Village charge for a fire flow tap fee is thirty percent of a potable water tap fee the same size. He asked if council would consider dropping the percentage rate to ten. Council agreed. Mayor Goldhardt will have legislation reducing the fire flow tap fee at the next council meeting for their consideration.

Adjournment

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



Nancy Geiger, President Pro Tempore



Wendy Hastings, Fiscal Officer