



**Village of Commercial Point
Committee of the Whole Meeting Minutes
June 20th, 2022**

Ms. Geiger called the meeting to order at 6:00 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Ms. Wolfe, Mr. Mitchem, Mr. Crego, Mr. West (at 6:15 pm) and Ms. Joiner.

Upcoming Legislation:

Solicitor Cartee discussed the legislation on this evening's agenda. He discussed Resolution 27-2022 and informed council that due to time requirements, they are obligated to pass the resolution this evening.

He discussed Resolution 28-2022. He said Environmental Design Group has agreed to serve as the village engineers. Sands Decker said they are unable to take on any additional projects due to staff shortages. Ms. Joiner asked if Sands Decker will be reducing their fees. Mayor Goldhardt said they charge per hour, not a flat rate, so there would be no reduction. He said Sands Decker will continue to be the engineer on the waste water treatment plant project and the water tower project.

Solicitor Cartee said resolutions 2022-16, 2022-17 and 2022-18 are only up for a second reading and do not need to be passed tonight.

Solicitor Cartee discussed the K-Nova TIF amendment. He said if council has any questions, they can email Mike Dean of Dinsmore. He said one of the changes that is being requested is increasing the interest rate from 2.85% to 7.25%. He discussed the proposal presented by K-Nova to work with Huntington Bank. He said Huntington Bank has a Financial Advisor who would be willing to come discuss the plan with council.

FMLA Policy:

An updated draft copy was distributed. Mr. Crego feels that it needs to state that there is to be no moonlighting while on FMLA.

Sexual Harassment & Conflict Resolution Policy

Solicitor Cartee said he would not be able to represent the village if he is investigating complaints from employees. He said the Ethics and Labor Board would suggest that we hire a third party to handle complaints. He proposed complaints can be funneled through Dinsmore and they would hire a third party. Ms. Joiner asked if we would need to set up a separate line item for the budget. Fiscal Officer Hastings said no, we would just need to increase the legal budget.

Employee Guidelines:

Mr. Crego said he feels when someone is hired full time; they should be paid for all holidays immediately instead of having to wait until their probation is completed. He then discussed the clothing allowance and feels that the administration and council should just give the employees the clothing allowance amount and let the employees purchase what they feel they need instead of them being told what to purchase. He said the superintendent should oversee the purchases. Mayor Goldhardt said Village Administrator Grosse has made a suggestion on possibly having the utility and street department employees wear a uniform furnished by the village. He said that administrator Grosse is checking on the costs of uniforms.

Rental Home Legislation:

Ms. Joiner said she has noticed an increase in homes being purchased by rental companies. She has a concern that we are not collecting taxes. She asked what we can do to ensure we receive taxes. Solicitor Cartee said a few months ago we probably could have done something, but with the new legislation, it limits municipal control. Ms. Joiner wondered if they should be zoned commercial instead of residential. Mr. Crego said the county would make that determination. Fiscal Officer Hastings said she would call Melissa Betz.

ROW Irrigation System:

Ms. Geiger said she has discussed this issue with Village Administrator Grosse and there is nothing on record showing they asked permission to install an irrigation system on village property. She feels since the village installed a \$38,000 walk path for them, this is not our responsibility. She said with the path, there is very little grass to water. Mr. Crego said there was no way not to disturb the irrigation system when putting in the path. Mr. West asked if the company who placed the path had a bond. Mr. Crego said no. Mr. West said it was



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to keep the front entrance nice and they could possibly install a cap from the sidewalk to the flowers. Ms. Geiger feels this is the HOA responsibility and Ms. Wolfe agreed. Ms. Joiner asked who would respond to the HOA. Mayor Goldhardt said he will have Mr. Grosse try to reach out to them.

Foxfire Phase 5:

Mr. Crego said there is no substantial difference between this phase and the others. Mr. West wanted to make sure there was not a difference and questioned the roads. M/I's concern about warehouses on the Jahn Farm was discussed. Mr. Crego said when the warehouse discussion began, it was agreed that the warehouses would remain on the east side of State Route 104, not the West side. He still believes this should be the case. Ms. Geiger and Mr. Mitchem agreed.

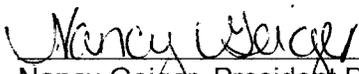
Blevins Letter:

Ms. Geiger said she spoke with Village Administrator Grosse regarding the letter from Ms. Blevins. Administrator Grosse asked the Streets Department Superintendent to go look at the ditch line. The Superintendent reviewed the ditch and advised nothing is impeding the flow of the water. He said there are some cracks and chips in the concrete and there was a small puddle in the bottom of the ditch. The ditch line is on Ms. Blevins's property, not the villages. Therefore, any cost would be on the resident. Mr. West asked if we have an easement. Mr. Crego said only a storm easement. Ms. Joiner asked if she can fill it in. Solicitor Cartee said it depends on the easement. Council discussed the possibility of a ditch cleaning schedule two times a year.

Frey Annexation:

Mayor Goldhardt said Mr. Frey met with Administration to inquire about possible annexation into the village. He would like to come before council to present his idea. Some council members expressed concern with more annexation but agreed to have him come in and meet with them.

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.



Nancy Geiger, President Pro Tempore



Wendy Hastings, Fiscal Officer