

**Village of Commercial Point
Council Meeting Minutes
April 2, 2018**

Mayor Joiner called the meeting to order, followed by the Pledge of Allegiance. Fiscal Officer Hastings took roll call with the following members present: Mr. Townsend, Ms. Wolfe, Mr. Moore, Mr. Grassel and Mr. O'Neil. Mr. Thompson was not present. Village Administrator Crego, Engineer Grosse, Solicitor Hess and Utility Superintendent Thompson was also in attendance..

Mr. Moore made a motion, seconded by Mr. O'Neil to approve the March 19th, 2018 Council Meeting minutes. All in favor, motion approved.

Administrative Reports:

- A. Mayor-Mayor Joiner said the booster station is online and it has been running about 67% over the weekend and there was never any drop off. He said he put several messages out through Chestnut Estates and they were pleased with the water pressure. He mentioned two village resident villages who would be participating on the Honor Flight, James Southers and Jim Albright.
- B. Village Engineer –Engineer Grosse said he has heard rumors regarding the wellfield that Solicitor Hess may have some good news. He said they are trying to get the plans together, he has been talking to the consultant. He said they are supposed to have the plans for signature for the Thursday morning meeting. He said at which time it will go to the EPA with a plan to bid it out in early May. He said it has a 30 day bid period. He said regarding Chestnut Commons 3, he knows there is legislation for council to review tonight. He said he needs to confer with Utility Superintendent Thompson to make sure the final punch list items have been completed. He said they still owe us a couple of bonds: maintenance, sanitary sewer cleaning and a pavement bond. He said we will need these before we take over the subdivision. He said regarding Walker Point, section 3C, they have not started construction. He said weather permitting they should start next week and contingent on them providing a \$50,000 bond for maintenance of the ponds. He said they have been told, no bond, no construction.
- C. Village Solicitor's- Solicitor Hess said we do have a signed agreement for the wellfield, it has been given to Fiscal Officer Hastings and Mayor Joiner will sign it tomorrow. He said all progress can move forward with the wellfield. He said there are a number of pieces of legislation up for first read this evening. He said the three resolutions before them all relate to the new construction manager position. He said they are all a request of transferring money to fund that position and as always when transferring money they do not require the waiving of the three readings if council should choose. He said there are two pieces of legislation that have been tabled. He said if council would want to address either of them someone would have to motion and vote to remove them off the table and then if successful, move forward. He said we continue to work with the employees and management to continue to grow, there is nothing formal tonight.
- D. Police Department-Not present, Mayor Joiner covered the monthly police report.
- E. Village Administrator- Village Administrator Crego apologized for how he entered into the meeting this evening. He said they have been have exciting zoning review meetings. He said he should have an ordinance and a document to council by the end of this month. He said he will forward to council the latest revisions. He said the plant upgrade is running on schedule. He said it is a disaster with mud but there is nothing you can do about that. He said the booster station was brought online Wednesday and they continue to tweak it, but are receiving good feedback. He said in the next few weeks they will finish the radio operation and other control pieces they need to monitor it. He said the Foxfire paving project was set for this year and was allocated \$200,000. He said in the meantime the roadway in front of the village office has been desecrated and with the amount of traffic, it will not wait. Village Administrator Crego said we already have a contract signed with Roesse Brothers to come and re-do this paving. He said the

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issue the money came from the money allocated to Foxfire. He said he will leave it to council's discretion, and he suggest they would, to come up with another \$50,000 to put back into the street fund. He said they can then go ahead with the Foxfire project for this year. Mr. O'Neil asked if we should just used the money to just issue repairs. He said he has driven through Foxfire and saw it could use a little repair work but did not see a big emergency that it needed replaced. Village Administrator Crego said it is an option. He said one thing in our favor is we do not have any base repairs, we have some seam cracking. He said the roadway is in decent condition. He said it has light traffic which is good. He said we can get by, but it would be nice to stay on schedule. Mr. O'Neil said his thought is eventually on Scioto St we will eventually need to widen it, add a curb, gutter/storm and he thinks we should be setting money back for those projects. He said it is road that should look nice because it is one of our main roads that everyone sees. Village Administrator Crego said this road will be repaired, milled, ground out and repaired with a new service. Mr. Moore asked the last time we got a bid to upgrade the road to the condition that we want it to be in. Village Administrator Crego said 2009 and it was \$516,000. Mr. Moore asked if that was by Roesse Brothers. Village Administrator Crego said no it was the Engineers estimate. Ms. Wolfe asked if we do the repairs how long will it last. Village Administrator Crego said if it is done correctly 10-12 years. Mayor Joiner said the money comes out of general funds until we see generate additional revenues.

- F. Zoning Inspector's- Nothing to report
- G. Fiscal Officers- Nothing to report

Legislative Reports:

1. Ben Townsend- Nothing to report
2. Scott O'Neil-Mr. O'Neil asked when the tower will be ready to paint. Village Administrator Crego said it is temperature based metal stable. He said he is guessing we are at least 6 weeks away. Mr. O'Neil asked how long the process is. Village Administrator Crego said he can not remember exact time but it is a quick turnaround. Mayor Joiner said he is guessing it will be operational by mid-June. Village Administrator Crego said that is the same time the large tank in town will be taken out of service for maintenance. Mr. O'Neil asked if we are keeping the little tower. Village Administrator Crego said that is a year to year decision.
3. Jason Thompson- Not present
4. Laura Wolfe-Nothing to report
5. Bruce Moore-Nothing to report
6. Aaron Grassel-Mr. Grassel said the Safety Committee has postponed the next meeting until Mr. Thompson returns from vacation. They looking at the week of April 9th as their schedule allows. He said they will revisit some of the issues discussed at the previous meeting with the cruiser and the stop sign.

Citizen Comments:

Michelle Sturgill addressed council. She said she has been a longtime resident of Scioto Township. Ms. Sturgill said she and Mike Havens are hosting a Poker Run on July 14th to help raise money for the Flags of Honor and Flight of Honor. They are hoping to have approximately 150 bikes come through. They do need help in setting up the flags on July 13th and removing them on July 15th. She is asking the community to please come out and help with this and support this great cause. She said they are doing another poker run in June for Christmas in June. She said they are looking to adopt a few local families at Christmas time. She said she believes it is going to be June 21st. She

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asked for Chief Jordan to escort them out to State Route 104. She said she would love to have free concerts in the park. She said she has two sponsors already. Ms. Sturgill said she is looking at the first or third Thursdays of the month. She said it is easy and will not cost anyone any money. She said the way it is paid for is they already have donations from Dough Boyz and Station House. She said the Men's Club said they would help with the cost of bringing in the band. She said it is family friendly. She said it would be 7:00pm-9:00pm on the Thursday nights and they would bring in a variety of bands with different music styles. She said our communities are going to other communities where as they could just come here. Ms. Sturgill said she is from a small town like Commercial Point where they do concerts every Wednesday night through the summer. She said the other way to pay for the band is do a 50/50 raffle. She said it is simple and she already has connections to bands. She said she is more than happy to take charge of this. She said she just needs council's support. Mr. Grassel asked the intention with alcohol sales and patrolling that situation. Ms. Sturgill said to run it like they do during Go Karts. Mr. O'Neil asked which is what? Ms. Sturgill said they are allowed to drink outside at the park. She asked if people are allowed to bring a cooler with drinks?. Mr. O'Neil said he does not believe anyone has ever waived the open container statute for the village. He said technically it has always be illegal. He said if they did it and did not get caught that is one thing but it has never been permitted. Ms. Sturgill asked what it is if someone brings something from their house in a cooler. Mr. O'Neil said they would be in trouble. Ms. Sturgill said that is something to discuss. Mr. Havens said he put in a call to liquor control to see how Grove City does theirs. He said Grove City closes down the street every year. He said they are issued a special use permit. He said it has to be fenced in and it has to be agreed upon by council and the person with permit. Ms. Sturgill said it is two hours 7:00pm-9:00pm and people are not going to get crazy especially with kids around. Mr. Havens said they have the same rules. He said they will not give someone an open container and say go across the street and drink it. He said they have patios that face that area. Mayor Joiner said it would useful for them to put a plan together on paper and they can discuss offline. Mr. O'Neil said a good place to start would be to see Fiscal Officer Hastings. He said she can get them a copy of the Go Kart plan because it has a lot of information in it that talks about what they are closing down, insurance, what areas and what days. Mr. O'Neil said it has to be agreed on by all of council and reviewed by Solicitor Hess. Mayor Joiner advised that we need to see a business plan because they are talking about an open container permit. Mr. Havens said they just want the entertainment. Ms. Sturgill said she just said if the person brings their cooler from home and not even going to the establishment. She asked if there is a sign in the park that says no alcohol allowed. Mayor Joiner said you are not permitted to have an open container in public. Mr. Grassel asked if it is Mr. Havens intention to only sell from his establishment to be consumed on his establishment. Mr. Havens said yes. Mr. Grassel said he is not asking him to answer for others but does he think that is the same for Station House 81. Mr. Havens said yes. Ms. Sturgill said she talked to her mom and she said it is simple, they bring bands in, they play music and they sell 50/50 raffle tickets, very easy. Mayor Joiner said he thinks it would be minus the alcohol part and the road. Fiscal Officer Hastings said they can do a block party permit. Ms. Sturgill confirmed they all agree it is a great idea and all she has to do is write it up on paper and give it to Fiscal Officer Hastings. Mayor Joiner said it is a good start. Ms. Sturgill asked what other details do they want. She said she is trying to get details from her mom but her mom said it is as simple as bring in the band, they play and do the 50/50. Fiscal Officer Hastings said things like when they set up, how long will they clean up, etc. She said advised Ms. Sturgill to come in and she will show her the Go Kart plan and explained it will not have to be that elaborate. Mayor Joiner said they need to know logistics. Mr. O'Neil said if they bring in a stage he is in favor of mandatory insurance. Mayor Joiner said that is something they can look at later.

Mr. Donald England addressed council. He thanked Utility Superintendent Thompson, Engineer Grosse and Village Administrator Crego for getting the booster station online. He said his concern is, the pump has been online for less than a week and he would ask that we please hold off on

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approving Phase 3 until next council meeting just to make sure there no issues. He said his concern is this past week was during Spring week and it was not a good test for it.

Mr. Joe Hammond addressed council. He welcomed the new council members. He said while he was gone for the winter he saw they had flashing lights for the crosswalks. He said the next step they took at the school was the resource officer and the car with flashing lights at the crosswalk. He said this is when the kids go to school and when they leave school. He said that street is not nearly as busy as our street. He said he would high recommend us trying this. He said we are backed up because we have two schools back here. He would like to recommend we have an officer at the entrance at the beginning and end of the school day. He said he personally feels this is the biggest safety concern of the village, getting our kids across the main highways safely. He said we have discussed this several times. He said we are adults and we can look out for ourselves, kids cannot. He said we have a substantial police department and we are only talking about an hour a day. He said we need to allocate monies for sidewalks and for Walker Point road. He said 2-3 years ago Engineer Grosse recommended that to be fixed. He said Foxfire had some lousy stuff put down a few years ago but if it is ok and the money is need other places then ok. Engineer Grosse said three years ago Walker Point did need help.

Legislation

For First Reading:

Resolution 08-2018 A RESOLUTION TO TRANSFER MONIES WITHIN THE HOUSING DEVELOPMENT FUND FROM THE OTHER COMMUNITY ENVIRONMENT- CONTRACTUAL SERVICES ACCOUNT 2901-490-399 AND TRANSFER SAID MONIES TO THE OTHER SALARIES – CONSTRUCTION MANAGER ACCOUNT 2901-710-139-125. Mr. Townsend motioned to approve, seconded by Mr. Moore. Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Moore-Yes, Mr. Grassel-Yes, Mr. O’Neil-Yes. All in favor, motion approved.

Resolution 09-2018 A RESOLUTION TO TRANSFER MONIES WITHIN THE HOUSING DEVELOPMENT FUND FROM THE OTHER COMMUNITY ENVIRONMENT CONTRACTUAL SERVICES ACCOUNT 2901-490-399 AND TRANSFER SAID MONIES TO THE OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEMS (OPERS) ACCOUNT 2901-710-211. Mr. Townsend motioned to approve, seconded by Mr. Moore. Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Moore-Yes, Mr. Grassel-Yes, Mr. O’Neil-Yes. All in favor, motion approved.

Resolution 10-2018 A RESOLUTION TO TRANSFER MONIES WITHIN THE HOUSING DEVELOPMENT FUND FROM THE OTHER COMMUNITY ENVIRONMENT CONTRACTUAL SERVICES ACCOUNT 2901-490-399 AND TRANSFER SAID MONIES TO THE MEDICARE ACCOUNT 2901-710-213. Mr. Townsend motioned to approve, seconded by Mr. Moore. Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Moore-Yes, Mr. Grassel-Yes, Mr. O’Neil-Yes. All in favor, motion approved.

Tabled Items:

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Resolution 07-2018 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE MONEY RESERVED FOR POLICE CRUISER ACCOUNT 1000-110-393.

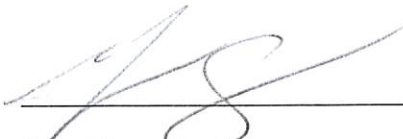
Ordinance 2018-01 AN ORDINANCE ACCEPTING THE FINAL PLAT OF CHESTNUT COMMONS SUBDIVISION, PHASE III. Utility Superintendent Thompson said they started the pumps last Wednesday and started 57 PSI and moved to 65 until today. He said everyone should be above the 50 range. He said his position is as long as the sense of urgency stays the same to finish it, he will leave the decision up to council. He said the sense of urgency would be the Scada system and other misc things to tie up. He said they have pumped 40,000 gallons a day all week with no issues. He said he has been in contact with the sales person of the pump. He said if the sense of urgency stays the same then everything is good on his side. He said it's obviously has to tie into the tower, the tower has to be painted, the piping hasn't been put into place yet from the road to the tower, and the Scada for the tower has to be tied in. He said Westport has a lot to finish before the project can be done. Village Administrator Crego said he would concur that we are meeting the requirements of our customers and Utility Superintendent Thompson is satisfied with its operation and believes at this point we will have no issues. He said he sees no reason to hold back on signing off on the plat. Mr. Andrews said regarding issuing meters, he is ok with not issuing them until Scada is up and running. He said that basically tells us we are not finishing houses without meters. Mayor Joiner said instead of postponing signing the plat we will hold back on issuing any other water meters. This way there will be no usage. He said we will have a structure, but no water service. Mr. O'Neil said if there is no rush, then what does it hurt to wait. Village Administrator Crego said the developers are ready to build, at this point we are two months away from hooking up any water services. He said we have that window to allow the developer to finish the project and we have not connected any additional users. He said we need to go ahead and sign it and move forward and no other services will be hooked up right away. Mr. Andrews said once the plat is signed they have to take it to the court house and it takes a few days for it to be recorded and then they assign parcel numbers. Mr. England said with respect, where is it in writing. He said we can say we are going to withhold the meters and permits but where is the guarantee? Mayor Joiner said it is in record that we are not going to give them any type of water service until Scada is online. Mr. England said he respects the opinion of the experts opinions. Mr. O'Neil asked if it sounds logical to Mr. England if we give them the plat with us withholding the meters, it is the same as us withholding the plat. Mr. England said he is not opposed to that because he understands Mr. Andrews position. He is concerned we will get to a point there will be an issue that hasn't been resolved yet and we are issuing water meters. Mr. O'Neil said at first he was leaning towards we should wait but then when he heard we are not going to issue water meters then he is ok. He said his only thought is

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what they can do as a council if they start issuing water meters and they start having meters again. He said maybe issue a motion that says mayor we are not supposed to issue meters and we are ordering you to stop issuing meters and that would solve that. Mayor Joiner said with it being on record we are not going to issue any type of water permit use on those homes until we have Scada, we do not need anything drawn up. Mr. O'Neil said he did not say we need to now, just if meters are starting to be issued.. Mayor Joiner said there will not be any. Utility Superintendent Thompson said the tower has to be online, weather permitting and painted. He said the big tower in town is already scheduled to be painted. Mayor Joiner said some falls back on us because of the land appropriations. Mr. England said with respect, it should have been operational before phase 2, but it wasn't. Mayor Joiner said we learn as we grow. Mr. Moore asked if any water use permits have been approved for any other homes currently. Village Administrator Crego said not that he is aware of. Fiscal Officer Hastings said we have stopped doing inspections but we did put meters into the homes that we had already inspected because we did not want to hold up their closing dates and people moving into phase 2. She clarified, going forward, once this is signed we will allow our zoning permits to be signed, we are going to allow water and sewer inspections to be done but as far as the meter and turning the water on at the curb box, none of that will be done. Village Administrator Crego said correct. She verified that none of those houses that are just waiting for a meter correct. Utility Superintendent Thompson said he believes Mr. Andrews has a couple empty lots up there. Fiscal Officer Hastings clarified for phase 2. Mr. Andrews said there are just two. Mayor Joiner the bottom line is we are not going to order water meters. Fiscal Officer Hastings confirmed that at this point no meters? Mayor Joiner said no meters. Mr. O'Neil said with that assurance, he is ok with it. Mr. O'Neil motioned to remove from table, seconded by Mr. Moore. Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Moore-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved. Mr. O'Neil motioned to approve, seconded by Mr. Moore. Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Moore-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

Additional Items:

Mr. O'Neil motioned to adjourn, seconded by Mr. Moore. All in favor. Meeting adjourned.



Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant