

**Village of Commercial Point  
Council Meeting Minutes  
January 22, 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, Mr. O'Neil, Mr. Thompson, Ms. Wolfe, Mr. Moore and Mr. Grassel. Village Administrator Crego, Solicitor Hess, and Zoning Inspector McCoskey were also in attendance.

Mr. O'Neil made a motion, seconded by Mr. Townsend to approve the December 18, 2017 Committee of the Whole minutes. Ms. Wolfe, Mr. Thompson, Mr. Grassel and Mr. Moore abstained. All in favor, motion approved. Mr. O'Neil made a motion, seconded by Mr. Townsend to approve the January 8, 2018 Council Meeting minutes. Ms. Wolfe, Mr. Thompson, Mr. Grassel and Mr. Moore abstained. All in favor, motion approved.

Administrative Reports:

- A. Mayor- Mayor Joiner read the Mayor's Court report.
- B. Village Engineer – Nothing to report
- C. Village Solicitor's- Solicitor Hess said they have a number of legislation up for 1<sup>st</sup> reading. He said they are all fiscal matters which do not require a waiving of the three readings so council is free to proceed as they wish. He reviewed Resolutions 01-2018, 02-2018, 03-2018 and 04-2018. He said if there are questions, Fiscal Officer can answer them. He said he was asked if members who were not part of council 2017 when the money was transferred can vote. He said yes they can. He said they are ratifying actions. He said Fiscal Officer Hastings has provide council members with the information on training provided by the Municipal Council League. He said it is set for February 24<sup>th</sup> and he would encourage all new members and veteran members to attend. He said Fiscal Officer Hastings does need a list of names by the end of the week of who is interested in attending. He said Fiscal Officer Hastings has provided everyone with the CP Karting classic event plan, He said we are required to vote on a motion. He said we are not asking it to be voted on tonight, just prepared for the next meeting. He said we have entered into an agreement for the wellfield. He said we first entered into agreement to test, then a monetary amount paid. He said we will then enter into an agreement if the land produced the amount of water we were hoping for. If so then we would enter into a lease. He said we have found the amount of water but are still working to have the lease completed. He said he has met with Robert Hess prior to Christmas. He said there are a few things Mr. Hess wanted to tweak. He said he sent the updated information to Mr. Hess January 3<sup>rd</sup> and has not heard back yet.
- D. Police Department- Nothing to report.
- E. Village Administrator- Village Administrator Crego asked council members to take time to review the ORC section 7 that deals with municipal government. He said also the Ohio Village Officers handbook. He said the first 40 pages mostly applies to what we deal with. Solicitor Hess said the handbook can be found on the state auditors handbook.
- F. Zoning Inspector's- Zoning Inspector McCoskey said last week he signed off on 4 new homes. He said regarding zoning, it is not always a high priority but we are all aware of the upcoming growth in the village. He said with Village Administrator Crego's leadership we are working diligently on a new zoning book. He said they have looked for new members to man a new board that will be for zoning. He said if anyone has an interest to contact himself or Village Administrator Crego.
- G. Fiscal Officers- Fiscal Officer Hastings said 2017 budget is now closed and information has been sent to the state. She is currently working on the 2018 budget.

Legislative Reports:

1. Ben Townsend- Nothing to report

**Village of Commercial Point  
Council Meeting Minutes  
January 22, 2018**

2. Scott O'Neil-Mr. O'Neil said he would like to invite someone from the carting committee to attend the voting meeting. Fiscal Officer Hastings will contact the committee.
3. Jason Thompson-Nothing to report
4. Laura Wolfe-Nothing to report
5. Bruce Moore-Nothing to report
6. Aaron Grassel-Nothing to report

Citizen Comments: No comments

Business Items:

- A. Committee Discussions; Mayor Joiner asked council what committees they believe is needed. He said first and foremost is the Finance Committee. Mr. Townsend, Mr. O'Neil and Ms. Wolfe said they would like to be on the committee. Mr. O'Neil motioned to approve the Finance Committee made up with Mr. O'Neil, Ms. Wolfe and Mr. Townsend. Seconded by Mr. Thompson. All in favor, motion approved. Mr. Thompson asked a safety committee. He asked if there was one last year. Mayor Joiner said it does need to be spelled out that when issues are brought up, a councilman needs to bring it to the table. Mr. O'Neil and Mr. Grassel said they would like to also be a part of the safety committee. Mr. O'Neil motioned to approve the safety committee of Mr. Thompson, Mr. O'Neil and Mr. Grassel. Seconded by Mr. Townsend. All in favor, motion passed. Mr. Townsend asked if there should be a zoning committee. Mayor Joiner asked Village Administrator Crego if he felt a councilman should be on the zoning committee they are putting together. Village Administrator Crego said it would make sense to do that because someone from council will have to promote the legislation for the changes. Mayor Joiner said if someone wants to have zoning change they would bring it to that council and that board would bring it to council. Village Administrator Crego said it is an involved process. He said the administrative staff looks at it and make comments that have to do with specific parts. Mr. Thompson asked if there would be any conflict with being on that board and being on council. Mayor joiner said no. Village Administrator Crego said right now they are in the development stage. Once approved there will be 5 members and 1 alternate with no council on the board. He said once in place it operates as a separate entity. He said once in place they will need a point person to bring the legislation forward. Mr. O'Neil asked if council did away with the zoning board. Village Administrator Crego said yes but it needs reinstated. He said for now the council is the zoning and zoning appeals board. He said the zoning board is made up as citizens of the village. He said as council they will have the final say. Solicitor Hess said the way he is hearing the make up of the board, he would not suggest having a council man on it. Village Administrator Crego said the zoning board will meet at 6:00 on Monday nights for a period of 10 weeks. He said once all information is compiled they will only meet when they have material to review. Mr. O'Neil asked if the purpose of the board is to look into the zoning book. Village Administrator Crego said the administrative group is doing a preliminary. He said once they have that put together the members of the zoning board will meet until the book is completed. Mayor joiner said this is part of the growing pains

**Village of Commercial Point  
Council Meeting Minutes  
January 22, 2018**

with the growth we have. Mr. O'Neil asked if we need to visit our ordinances to reverse them to re-create this zoning board. Solicitor Hess said we in adopting new zoning it would get rid of the old. He said it would be a repeal and replace. Mr. Moore asked how the members of the zoning board were selected. Village Administrator Crego said it is volunteers. He said he would like to have people familiar with building trades, real estate and familiar with the territory. He said the biggest thing he has going now is he has a former council man on it. He said he has a building person also. Zoning Inspector McCoskey said he believes the question is how are they appointed. Mr. Moore said similar, is looking at the next step. Village Administrator Crego said that is part of the legislation. Mr. Moore said he understand that but how are those members going to be selected. Village Administrator Crego said right now he hopes there will be 8-10 people interested in it and some of those members will stay on. Mr. Moore asked about the appeals process. Village Administrator Crego said if the zoning inspector denies it, the appeal will first goes to the zoning board. If they want to go further it will go to council. Mr. O'Neil asked if the petitioner can ask for an appeal, can the zoning inspector ask for an appeal. Village Administrator Crego said it states any party can. Solicitor Hess said it is a work in progress. Zoning Inspector McCoskey said being in the village and township zoning, he said the be would be no reason for the zoning inspector to appeal. He said everything starts with him. Mr. O'Neil said his question is, if he denies something, they go to the zoning board and they overturn it, can the zoning inspector appeal to council. Village Administrator Crego said no. He said there is a whole section that is about appeals but he does not remember all of it. He said it will be a 3 month process. Mr. O'Neil said he thinks a street committee is needed. Village Administrator Crego asked what does a safety committee encompasses. Mr. O'Neil said mainly police. Mr. Thompson said he looks at the safety committee different. He said he looks as signage, crosswalks, etc. he said the police department is a big part of it but it is not the only thing. Village Administrator Crego said he understands that, but it is not their job to monitor the police department, that is the mayors job. Mr. Thompson said no that is not what they are saying. Village Administrator Crego said the oversight is where do streets fall? Do they fall under safety or another committee. Mr. O'Neil said his suggestion this year is to have it separate to explore options of a street department along with street repairs. Village Administrator Crego said the only danger he is thinking about is the more committees you create, the more time on committees. Mayor joiner said he is for all encompassing, the streets fall under signage etc. Mr. Thompson said he feels streets is its own committee. Village Administrator Crego asked what does that committee do. Mr. Thompson said we are going to get to the point where we will need s street department. He said he has not had a chance to see what we are doing this year but the committee could start seeing where those needs are in the community. Mayor joiner said it would be a great thing if he would want to take point on it. Mr. Thompson said he does not know where we are this year on repairs. Mayor Joiner said Mr. Thompson has an understanding of the needs and as we move along, he can help determine if we need a street department committee. Mr. O'Neil explained a few things the safety committee did last year with the police chief. Mayor Joiner said one of the things that would be

**Village of Commercial Point  
Council Meeting Minutes  
January 22, 2018**

important for this year is to get into policy and procedure for the police department. Mr. Thompson said he believes it is the biggest committee.

Legislation

For First Reading:

**Resolution 01-2018** A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE WATER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5101-539-590 AND TRANSFER SAID MONIES TO THE SALARY ADMINISTRATIVE ASSISTANT ACCOUNT 5101-532-122. Mr. Thompson said these were in December and some council members were not familiar with it. Fiscal Officer Hastings said it is just to finish out payroll for the year. Mr. O'Neil motioned, seconded by Mr. Townsend to approve. Roll call: Mr. Townsend-Yes, Mr. O'Neil-Yes, Ms. Wolfe-Yes, Mr. Thompson-Yes, Mr. Moore-Yes, Mr. Grassel-Yes. All in favor, motion approved.

**Resolution 02-2018** A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE SEWER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5201-549-590 AND TRANSFER SAID MONIES TO THE SALARY ADMINISTRATIVE ASSISTANT ACCOUNT 5201-542-122. Mr. O'Neil motioned, seconded by Mr. Thompson to approve. Roll call: Mr. Townsend-Yes, Mr. O'Neil-Yes, Ms. Wolfe-Yes, Mr. Thompson-Yes, Mr. Moore-Yes, Mr. Grassel-Yes. All in favor, motion approved.

**Resolution 03-2018** A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE SEWER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5201-549-590 AND TRANSFER SAID MONIES TO THE SALARY PLANT SUPERINTENDENT ACCOUNT 5201-549-190-1009. Mr. Townsend motioned, seconded by Mr. O'Neil to approve. Roll call: Mr. Townsend-Yes, Mr. O'Neil-Yes, Ms. Wolfe-Yes, Mr. Thompson-Yes, Mr. Moore-Yes, Mr. Grassel-Yes. All in favor, motion approved.

**Resolution 04-2018** A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE HOUSING DEVELOPMENT FUND FROM THE OTHER CONTRACTUAL SERVICES ACCOUNT 2901-490-399 AND TRANSFER SAID MONIES TO THE SALARIES – ADMINISTRATOR'S STAFF (ENGINEER) ACCOUNT 2901-710-139-1020. Mr. Townsend motioned, seconded by Ms. Wolfe to approve. Roll call: Mr. Townsend-Yes, Mr. O'Neil-Yes, Ms. Wolfe-

**Village of Commercial Point  
Council Meeting Minutes  
January 22, 2018**

Yes, Mr. Thompson-Yes, Mr. Moore-Yes, Mr. Grassel-Yes. All in favor, motion approved.

Additional Items:

Mr. O'Neil asked if we still need the Engineers position. Village Administrator Crego said by law we are required to have one. Mr. O'Neil asked if we need to have him, can't we use a company. Village Administrator Crego said he would have to look at Mr. O'Neil's proposal. Mr. O'Neil said he does not have a proposal but they never see him anymore. He asked if it is working for us. Village Administrator Crego said the advantage is we pay Engineer Grosse \$30/hour plus benefits. If we have Stantec, it \$150/hour. He said Engineer Grosse can't do everything for us but he can do the day to day stuff. He said we are better off now then we would be by using another engineer. He said we have discussed using other engineering firms or products. He said we are getting the best value for our citizens. Mayor Joiner said to clarify, Engineer Grosse does not received benefits like our FT employees, his benefits are \$30/hours and we pay into OPERS. He said every Thursday morning he attends the administrative meeting and oversees projects. Utility Superintendent Thompson said regardless of whose name you put on the village engineer spot, the difference between today and a few years ago is big. He said Village Administrator Crego has taken a lot of the functions Engineer Grosse used to do, but should not have. He said Engineer Grosse gives them a lot of insight on their projects. Village Administrator Crego said he has been with the village almost 40 years.

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



---

Gary Joiner, Mayor



---

Wendy Hastings, Fiscal Officer

\*Minutes provided by Paula Baldwin, Administrative Assistant