

**Village of Commercial Point
Council Meeting Minutes
March 5, 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. Thompson, Ms. Wolfe, Mr. Moore, Mr. Grassel and Mr. O'Neil. Village Administrator Crego and Engineer Grosse were also in attendance.

Ms. Wolfe made a motion, seconded by Mr. Townsend to approve the February 19th, 2018 Council Meeting minutes. Mr. O'Neil asked for a correction to Mr. Grassel's name. All in favor, motion approved.

Administrative Reports:

- A. Mayor- Mayor Joiner covered the Mayor's Court reports for January and February.
- B. Village Engineer – Engineer Grosse said Walker Point section 3C, which is the last section of Walker Point, they have submitted a few revisions on the developers agreement. He said they have been advised no construction can start until this has been approved and we have the bonds. He said they would like to move ahead with it. He said we gave them the one we have used for a few years but there were some things they wanted to change on it so they submitted it back to us. He said he has responded back and we are waiting and their response. He said until that is received signed, no construction will take place. He said a big part of this is the pond and the \$50,000 bond. He said the bond cannot be released without the villages approval. Mr. O'Neil said they have started cleaning out at least 2 of the ponds. Engineer Grosse said that is ok, they cannot start any construction on 3C, the subdivision portion. Mr. O'Neil asked if 3C is the part with roads or without? Engineer Grosse said no roads. Mr. O'Neil asked if a part of the bond is to finish the ponds. Engineer Grosse said yes, it is a part of it. Mr. O'Neil asked if we can hold them to the new standards with the concrete? Village Administrator Crego said that is a negotiating point because that was not a required specifications. He said what we called for was to restore the pond. He said he has looked at the HOA financial situation and he is convinced they can afford it if necessary to do that. He said they may do that but it wasn't a part of the statement. Mr. O'Neil said he didn't know with the changes being made if they had to adhere to the new code. Village Administrator Crego said they need to restore it. Engineer Grosse said that is one that can be finessed as we go through it. He said as Village Administrator Crego has presented it to them, it is to their advantage to have that concrete channel because they are going to be responsible for awhile until they get established. He said Chestnut Commons is moving along. He said they are up for a second reading tonight on the plat for section 3. He said he would recommend we do the second reading, however they have not completed the booster station. He said they know until that is completed the final reading will not be done and the plat will not be approved for recording. He said Terry is here, but they are aware of it. He said the electric was installed today, but there are adjustments that need done. He said Utility Superintendent Thompson is working with them. He said he drove through there tonight and there are a few things that need to be done. He said if we get to the point where the plat is ready to be approved he will probably require some kind of a performance bond guaranteeing some of the things that could be done in the winter will be done before we sign that plat. He said Terry has been great to work with but they have been clear that until this has been done, the plat will not be approved.
- C. Village Solicitor's- Not present
- D. Police Department-Chief Jordan covered the monthly report for February. He noted that he changed how he labeled incidents. He also noted he attended the Safety Committee Meeting. He said he would like council to look into the Mayor's Court fines. He asked for the fines to be re-evaluated. He said in comparison to other villages we are falling behind. He said we could look at an evaluation of fines or perhaps court cost. He said

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we are looking at doing something with court cost. He would like to see it labeled for technology for justice purposes that would be beneficial to the police department and the operations of Mayors Court. He said a company gave him a quote at installing a server program. He said at this time he does not think we are ready for it yet due to the cost involved.

- E. Village Administrator- Village Administrator Crego said every three years we have extension for trash pickup. He said our three year contract is ending this year. He said we have the option of extending it and he feels it would be our best course to do that. He said currently we are paying \$12.80 per customer and we are charging \$12.40. He said in the next phase we can extend it for two years for \$13.25 per customer. He said based on this we will need to increase the cost of trash sometime the first of July to our customers. He said last Friday with a representative from P3, they had someone interested in acquiring land on the Lehmann property. He said we do not have the name of the company but it is a logistics company. He said they spoke Friday night about repaving West Scioto Street, along with other work and he has a quote on it. He said it was communicated to John Grosse and he said 10 years ago they studied to do this and at this point there were some partnering monies to do this. He said the estimate from 10 years ago was \$517,000. He said he is guessing this will not happen this year. He said he will be attending two ODOT classes this month. He said the Zoning Review Board continues to meet on Monday evenings at 6:00. He said he is excited because of the chemistry of the individuals. He said they are hopeful that in mid-April they will have something to review and an ordinance to present. Mr. O'Neil said he would like to see the trash contract sent out for bid with different vendors and see about adding curbside recycling. Village Administrator Crego said curbside recycling is something that we can't afford to do. He said it would end up costing the individuals, Fiscal Officer Hastings said she believes it was \$6-\$7 last time a month. Mr. O'Neil said he thought it was only like \$3. Village Administrator Crego said he would look it up. Fiscal Officer Hastings said she will look them up. Fiscal Officer Hastings said it is an all or nothing, every single customer would be billed regardless if they used it or not. She said at the time the concern was the older retired people on fixed incomes we did not want to charge them the extra income. Mr. O'Neil said there are more people he has talked to that want it than don't. Village Administrator Crego said the breaking point is when you tell people it will cost them money then they usually do not want it. Mayor Joiner said he agreed with Village Administrator Crego. He said it would be nice to look at in addition to what Scioto Township has for us to install a few recycling bins. Mr. O'Neil asked who will clean them up. He said the Township has people to clean them up. He said someone from this office would have to. Mayor Joiner thinks we should try and make changes as we go along. Mr. O'Neil asked if we can get a better cost on everything is we work with the Trustees to any water customer wide to get on the same trash contract. Village Administrator Crego said he would be interested to see Mr. O'Neil's research. Mr. O'Neil said he would talk to the Trustees.
- F. Zoning Inspector's- Zoning Inspector McCoskey said they are making significant progress on the Zoning Book. He has several applications from Chestnut Commons on his desk that have not been signed. He is sure it will pick up as the weather improves.
- G. Fiscal Officers- Fund Status Report As of 2-28-2018, General \$1,748,555.29, Street Construction Maint & Repair \$270,395.54, State Highway \$34,827.24, Parks and Recreation \$3,033.57, Permissive Motor Vehicle License Tax \$7,651.82, Enforcement and Education \$1,957.00, Ohio Peace Off Education and Training \$4,380.00, Housing Developments \$107,227.76, Water Operating \$2,450,212.26, Sewer Operating \$2,681,358.96, Garbage Operating \$29,422.78.

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Legislative Reports:

1. Ben Townsend- Nothing to report
2. Scott O'Neil-Nothing to report
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:

Don England, Chestnut Estates discussed the water pressure issues. He said Engineer Grosse has discussed the issues as far as not signing off on phase 3 of Chestnut Commons until the booster station is complete. He said phase 2 of Chestnut Commons was not supposed to be signed off on until the water pressure issue was resolved but it was anyways. He said the water pressure is even worse. He said it sound like this will be resolved with the pump and be online before phase 3 is signed off on, but for those who were not involved in this in the past, go back and look at the minutes. He said he has no problem moving forward as long as that is addressed before it is signed off on. He said they will build quickly and water pressure will be even worse. Mayor Joiner said they have made it a point that nothing will be signed off until that is up and running.

Business Items

Legislation

For Second Reading:

Ordinance 2018-01 AN ORDINANCE ACCEPTING THE FINAL PLAT OF CHESTNUT COMMONS SUBDIVISION, PHASE III

For Third Reading:

Resolution 05-2018 A RESOLUTION TO MAKE PERMANENT APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF COMMERCIAL POINT, OHIO DURING THE FISCAL YEAR ENDING DECEMBER 31, 2018. Mr. Townsend motioned, seconded by Mr. Thompson to approved the resolution. Mr. O'Neil asked if the changes were in there that the Safety Committee recommended? Fiscal Officer asked if he was referring to the email he sent her? Mr. O'Neil said he did not send an email. Fiscal Officer Hastings said she was referring to the Safety Committee minutes she received. She said no, that all has to be approved by council. Mr. Thompson said the only thing he put in there was the police cruiser money, and the other items they discussed is already in the budget. Mr. O'Neil asked if they are going to vote on that. Mr. Thompson said they will do a separate resolution later as suggested by Fiscal Officer Hastings due to time restraints on the budget. Mr. Thompson said he was going to prepare a proposal to let the rest of council know what they have decided or recommend, and then if there are questions they can answer them at that

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time. Roll Call: Mr. Townsend Yes, Ms. Wolfe Yes, Mr. Grassel Yes, Mr. O'Neil Yes, Mr. Thompson Yes, Mr. Moore Yes. All in favor, motion approved.

Additional Items:

Mr. Thompson said the Safety Committee, which is made up of Mr. O'Neil, Mr. Grassel, and Mr. Thompson, met Friday night. He said in the audience was Mr. Townsend, Village Administrator Crego and Chief Jordan. He said the Safety Committee is not just the Police Department, it is also the roads. He said they are going to recommend some changes but Village Administrator Crego just shot that down. He said other things they discussed was simple signage issues. He said the biggest issues was West Scioto Green and taking out two stop signs. The one at the entrance and the one coming out. He said leaving the one by the school. He said no one could come up with a legitimate reason, including the police on why they were there. Ms. Wolfe asked if that is the one where you first go in. She thought it had something to do with speed. Mr. Thompson said but you are making a right hand turn so it doesn't affect speed. Fiscal Officer Hastings said she was here when it was discussed a few years ago as well as Chief Jordan. She said she thinks the main reason the people who live in the development came to council regarding the elementary kids who walked to school, did not have access to cross that street. The stop sign gave them access to cross that street to the sidewalk for the elementary school. Mr. Thompson said that are has changed quiet a bit. He said it used to be no parking on one side of the street and it used to be 25mph. He said his recommendation is to remove the signs. Fiscal Officer Hastings said she thinks we passed legislation when we put them in so she will need to go back and double check. She said if it what they did, we will have to pass more legislation to remove them, but she will double check with Solicitor Hess. Mr. Thompson said they also talked about a few speed limit signs. Mr. Moore asked if there is a crosswalk at the stop signs. Fiscal Officer Hastings said no. Mayor Joiner said Fiscal Officer Hastings will check to see if we have a current resolution and he would encourage other council members to drive by the area and familiarize themselves with it. Mr. Townsends asked if there is something they would change about it such as extending the sidewalk further and adding a crosswalk? Mr. Thompson said that is not something that came up so its not something they were aware of. Mr. O'Neil said they could extend it and mark it with a crosswalk. Mr. Thompson said where it is located now is not the place for a crosswalk. He said regarding the police department Chief Jordan put together a nice book to review. He said he provided information from Lexipol, a Policy Manual Company. He said it is their recommendation to move forward with it. He said it is nice the insurance company will reimburse us over 3 years 50% 1st year, 30% 2nd year, 20% 3rd year the price of the manual. The manual will be constantly updated. Each day the officers will have a training video and have a test after the video. He said the officers would be required to do so. He said Fiscal Officer Hastings has the money in the budget. He said Chief Jordan had another list of items he needed such as body cameras, computers, tasers, etc. He said that money is already in his budget. He said the big item is the purchase of a new cruiser. Chief Jordan provided them with quotes. He said Chief Jordan would like to get rid of the Impala and replace it with a new 2018 cruiser fully equip at \$40,000. He provided them with maintenance records and the Impala is a money pit. He said there was some hesitation but they talked through it but it is something needed because two cars are eating them up in repair bills. Mr. Thompson said they discussed purchase or lease, their recommendation is to purchase. He said the Mayor is in favor of leasing. He said if we

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lease we will pay an extra %. Mr. O'Neil said they also discussed the Crown Vic. Mr. Thompson said yes, the Crown Vic is the cheapest of the 4 cars. He said their recommendation is not to put any additional money into the car for repairs outside of regular maintenance. Mr. Moore asked in regards to the Lexipol he is aware of a one time fee that we will be reimbursed from the insurance company, but is there a subscription fee as well? Mr. Thompson said the fee we pay which is \$3600 and some change which is a yearly fee and it includes all of the updates. Mr. Thompson asked the Chief if this will give us the manual and no additional money for the year and the Chief said correct. Mr. Moore confirmed the insurance company only reimburses us for the first \$3600. Mr. Thompson said they reimburse us 50% the first year, then the 2nd year they will reimburse us 30% and the third year 20%. He said outside of seeing any price changes, it's \$3600 a year. Fiscal Officer Hastings asked Chief Jordan if he checked with Ohio Plan if it was still available. Chief Jordan said he did not call Ohio Plan. He said when he spoke with the lady on the phone, she did indicate when he mentioned to her about the Ohio Plan she said that is something they look into because of their liability risk reduction. Fiscal Officer Hastings said she will call Sharon just to verify. Mr. Thompson said he thinks it is nice the insurance company reimbursement us, but it is not a hang up and something they recommend. He said it is one of the most important documents in the village. Mr. Grassel said it continues to update and continues education materials. Mr. O'Neil said the program will let the Chief know if the officers are not completing the training.

Executive Session:

Mr. Townsend motioned to move into Executive Session, seconded by Mr. Moore. Mr. O'Neil asked if the Mayor wanted to specify who was going into the session. Mr. Townsend said just council. All in favor. Motion approved. Mayor Joiner advised when they returned they will just motion to adjourn.

Mr. O'Neil motioned to return from Executive Session, seconded by Mr. Moore at 9:49pm.

Ms. Wolfe motioned to adjourn, seconded by Mr. Thompson. All in favor. Meeting adjourned.



Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant