

**Village of Commercial Point
Council Meeting Minutes
November 19, 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. Grassel, Mr. O'Neil, Mr. Thompson, Mr. Moore, Mr. Townsend and Ms. Wolfe. Village Administrator Crego, Zoning Inspector McCoskey, Engineer Grosse and Solicitor Hess were also in attendance.

Administrative Reports:

- A. Mayor- Mayor Joiner said Pettit's has been awesome and feedback has been great.
- B. Village Engineer – Engineer Grosse said the change order for the engineer that was approved in the last meeting has started on the project. He said Chestnut Commons phase 4 is in good shape. He said there have been a few issues with the wellfield project, he said we have the test holes in ground but not the final well so we granted a time extension to March of 2019 to the contractor. He said the hold up is nothing on the contractor.
- C. Village Solicitor- Solicitor Hess said last meeting we discussed the members slated for the Planning and Zoning Commission, he said administration would like a voice approval. He said it is time again for the liquor license approval for all establishments. He discussed legislation for the evening. He re-confirmed the first piece of legislation Resolution 33-2018 is adoption of statement of services and does not obligate us to pass annexation agreement. He said the law requires a short amount of time to pass it which is why there is emergency language attached to it. He noted Resolution 37-2018 he asked council to consider an amendment to change the amount from \$1000 to \$1300. Mayor Joiner congratulated Solicitor Hess on his win. Solicitor Hess offered assistance in finding his replacement and has shared names and resources.
- D. Police Department- Not Present
- E. Village Administrator- Nothing to report
- F. Zoning Inspector's- ZI McCoskey said he has signed off on 15 houses in the last 3 weeks.
- G. Fiscal Officers- FO Hastings said the vehicle has been placed on GovDeals.com and the cut off is 11/29. Fund Status as of 10/31/2018: General \$1,751,102.12, Street Construction Maint & Repair \$258,242.51, State Highway \$39,314.77, Parks & Recreation \$3,033.57, Permissive Motor Vehicle License Tx \$7,767.70, Enforcement & Education \$1,789.39, Ohio Peace Off Education & Training \$4,380.00, Housing Developments \$102,442.62, Other Capital Projects \$400,000.00, Water Operating \$2,358,112.09, Sewer Operating 2,954,938.24, Garbage Operating \$19,861.09.

Legislative Reports:

1. Ben Townsend- Nothing to report
2. Scott O'Neil- Mr. O'Neil asked if there is a legal news letter where they can post for the solicitor? Solicitor Hess said Ohio Bar Assoc puts out the Green Book and online newsletter and there is help wanted and OML has a newsletter. Mayor Joiner has reached out to the OML and they have a specific league that deals with municipal issues. He said the green book will get you attorneys that deal with a variety of issues and right now we need an attorney that deals with more municipal. Solicitor Hess said his time frame is being sworn in February 2019 but there is a slim possibility it could be after the first of the year.
3. Jason Thompson- Nothing report
4. Laura Wolfe-Nothing to report
5. Bruce Moore- Mr. Moore asked about the sidewalks around Pettit's. VA Crego said it is in the Business items.
6. Aaron Grassel-Nothing to report

**Village of Commercial Point
Council Meeting Minutes
November 19, 2018**

Citizen Comments:

Ms. Kati Rossi addressed council and addressed that she submitted a Public Records Requests to the Fiscal Officer on 11/1/2018 and the Mayor's response was he had nothing. She said she knew it was not correct as she had received the request from the other parties. She stated public records request should be transparent. She discussed an email she saw between councilman Thompson and Mayor Joiner. She discussed and questioned his leadership.

Ms. Becky Blevins addressed council to request additional information on Lexipol and who she can talk to about it and why are we paying OT to get this program up and running. She requested to meet with anyone who could explain it. Mr. Townsend said they are not approving any OT to work on Lexipol. He said Lexipol is a program used to create policies and procedures for the Police Department. He said the Chief has to review the book and change what needs to be done to for our village.

Business Items:

- A. Approval of Appointment of Members to the Planning and Zoning Committee-members include Dan Kopec, Allan Goldhardt, Melinda Mowery, Don England, Stacey Plybon and Jack Legg. Mr. O'Neil motioned, seconded by Mr. Moore to approve. All in favor, motion approved.
- B. Liquor License Renewals- Mr. Grassel asked if we have had any reports of any significant issues? No reports. Mr. Townsend motioned, seconded by Mr. Moore to approve, All in favor, motion passed.
- C. Bill Scala introduced himself to council. He said they have purchased Lehmann Farms and they closed last Tuesday. He said as of now they will farm the property for the 2019 year. He said there has been a considerable amount of interest in the property.

Legislation:

For First Reading:

Resolution 33-2018 A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF ±34.026 ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND DECLARING AN EMERGENCY. Mr. O'Neil motioned, seconded by Mr. Thompson to suspend the readings. Roll call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes, Mr. Thompson-Yes. All in favor, motion approved. Mr. O'Neil motioned, seconded by Mr. Thompson to approve. Roll call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes, Mr. Thompson-Yes. All in favor, motion approved.

**Village of Commercial Point
Council Meeting Minutes
November 19, 2018**

Resolution 34-2018 A RESOLUTION TO TRANSFER MONIES WITHIN THE WATER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5101-539-590 AND TRANSFER SAID MONIES TO THE SALARIES – CLERK/TREASURER’S STAFF ACCOUNT 5101-532-122. Mr. O’Neil motioned, seconded by Ms. Wolfe to approve. Roll call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O’Neil-Yes, Mr. Thompson-Yes. All in favor, motion approved.

Resolution 35-2018 A RESOLUTION TO TRANSFER MONIES WITHIN THE SEWER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5201-549-590 AND TRANSFER SAID MONIES TO THE SALARIES – CLERK/TREASURER’S STAFF ACCOUNT 5201-542-122. Mr. O’Neil motioned, seconded by Ms. Wolfe to approve. Roll call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O’Neil-Yes, Mr. Thompson-Yes. All in favor, motion approved.

Resolution 36-2018 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE STREETS, HIGHWAYS, CURBS AND SIDEWALKS ACCOUNT 1000-670-396. Mr. O’Neil motioned, seconded by Mr. Moore to approve. Roll call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O’Neil-Yes, Mr. Thompson-Yes. All in favor, motion approved.

Resolution 37-2018 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE CAPITAL OUTLAY ACCOUNT 1000-110-590. Mr. Thompson motioned, seconded by Mr. O’Neil to amend to change the amount from \$1000 to \$1300. Roll call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O’Neil-Yes, Mr. Thompson-Yes. All in favor, motion approved. Mr. Thompson motioned, seconded by Ms. Wolfe to approve. Roll call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O’Neil-Yes, Mr. Thompson-Yes. All in favor, motion approved.

For Second Reading:

Ordinance 2018-13 AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE VILLAGE OF COMMERCIAL POINT, OHIO, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL. Mr. Moore said after listening to discussion last week he out

**Village of Commercial Point
Council Meeting Minutes
November 19, 2018**

together a quick map but was not able to get it to Mr. Connolly in enough time to format it. He said it basically overlaying the entire village with the commercial/industrial CRA that gives the council final approval on who can use that. He said then outlying the older village as a potential residential portion including West Scioto Green because it is the oldest of the subdivisions. He said also picking up the mobile home community. He said his understanding coming from Lehmann Farms we have to some point be touching commercial. He said as far as residential after speaking with Mr. Connolly those residential would not have to touch. Mayor Joiner asked if this include along Main Street. Mr. Moore said yes.

Resolution 31-2018 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE MOTOR VEHICLES ACCOUNT 1000-110-393 AND TRANSFER SAID MONIES TO THE CAPITAL OUTLAY ACCOUNT 1000-110-590. Mr. O'Neil motioned, seconded by Mr. Grassel to approve. Roll call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes, Mr. Thompson-No. Motion approved.

For Third Reading:

Resolution 28-2018 A RESOLUTION TO MAKE TEMPORARY APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF COMMERCIAL POINT, OHIO DURING THE FISCAL YEAR ENDING DECEMBER 31, 2019. Mr. Townsend motioned, seconded by Mr. Thompson to approve. Roll call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes, Mr. Thompson-Yes. All in favor, motion approved.

Resolution 29-2018 A RESOLUTION APPROVING THE SALVAGE OF A MOTOR VEHICLE THAT IS UNFIT FOR PUBLIC USE. Mr. O'Neil motioned, seconded by Ms. Wolfe to approve. Roll call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes, Mr. Thompson-Yes. All in favor, motion approved.

Additional Items:

Mr. Townsend 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