

**Village of Commercial Point  
Council Meeting Minutes  
October 15, 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, and Mr. Townsend. Ms. Wolfe was not present. Village Administrator Crego, Zoning Inspector McCoskey and Engineer Grosse were also in attendance. Solicitor Hess was not present.

Administrative Reports:

- A. Mayor- Nothing to report
- B. Village Engineer – VE Grosse discussed the new water plant. He said the next council meeting they will have several things for council to review and possible approve. He said one issue they will ask for approval on is to sign the engineering contracts to move forward with detailed design. He said the only thing completed so far is the preliminary report. He said they have selected the treatment process and to keep with the schedule it will be set up to approve on emergency language. He said another issue coming before them is the OWDA loan to finance the engineering portion. He said it is easy to get but stops us from using all of our assets and cash. He said once the project is ready and out for bid and financed, this loan is paid off. He said if there are questions, please call him. Mr. Moore asked if they are able to get the engineering contract prior to the next meeting. VE Grosse said they are meeting with them next Thursday and he will make sure they have that to send to council before the meeting. VE Grosse said the plat for Chestnut 4 is up for third reading. He said we have a \$261,000 bond to guarantee the streets and anything not done. He said this is not unusual to do this, and our ordinances allow this. He said Westport was hoping to have the items done, before the plat was recorded but due to weather and construction it has not happened. He said they would like to have the plat recorded. He recommends approval. Mayor Joiner asked where we stand with the Scada piece. Utility Superintendent Thompson said they met with Terry last Thursday and there are some issues but some are with the booster manufacturer. He said their agreement was to keep them moving they agreed to the passing of the plat but will not give them water taps until that was done. Mr. O'Neil asked when they are paving? VE Grosse said before winter. He said if it is not completed before then, they will get an additional bond.
- C. Village Solicitor- Not present
- D. Police Department- Not present
- E. Village Administrator- Nothing to report
- F. Zoning Inspector's- Nothing to report
- G. Fiscal Officers- FO Hastings said she was asked about the opt out for recycling. She said we have had 230 customers opt out. She said Chief Jordan came to her late last week and said he would like to purchase a newer computer for the 2017 cruiser. He said there is about \$13,000 left in the new cruiser budget. She said Chief Jordan would like to know if council would approve moving \$5000 from this new budget into capital outlay for the cruiser. Mr. Moore asked the age of the current computer. FO Hastings said it was one moved in from one of the older cars. She said probably 6-7 years old. Mr. Townsend said Chief Jordan told him they have 4 computers, 2 are in fine working condition, 2 are not. Mr. Moore asked if \$5000 is enough for the new computers because it seems high. FO Hastings said the new wave computers are. She said the keyboard and monitor is 2 separate pieces. She said this is the one they purchased for the new cruiser. Mr. O'Neil said they are expensive. Mr. Townsend asked if anyone objected to FO Hastings writing the resolution? Mayor Joiner asked where we are with the GPS? FO Hastings said she stopped researching because Chief Jordan said they wanted to go with the Sheriffs program because it tracks multiple things. She said she knows multiple places who offer the program but she stopped when Chief said he wanted to go through the Sheriffs program. Mr. Moore said he does not see any reason

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to not draft the resolution, he should be at the next meeting so he can ask questions then. FO Hastings will draft the resolution and have it for the first meeting in November. Sher covered the Fund Status as of 9/28/2018: General \$1,766,648.81, Street Construction Maint & Repair \$260,582.32, State Highway \$38,716.85, Parks and Recreation \$3,033.57, Permissive Motor Vehicle License Tax \$7,751.85, Enforcement and Education \$1,789.39, Ohio Peace Off Education and Training \$4,380.00, Housing Developments \$102,861.18, Other Capital Projects \$400,000.00, Water Operating \$2,325,199.06, Sewer Operating \$2,910,615.44, Garbage Operating \$19,604.52.

Legislative Reports:

1. Ben Townsend- Nothing to report
2. Scott O'Neil- Mr. O'Neil asked if we needed a resolution or ordinance to remove the stop sign on Grove Run Road. Mayor Joiner asked VA Crego where we stand on removing those. VA Crego said that is not his area. He said his question was always why they put them there in the first place. VA Crego said he knows it was talked about to remove them but he never received any instruction to do so. Utility Superintendent Thompson said the last discussion was they wanted to wait until the crosswalk and sidewalk was in. He said he just needs someone to tell him to do it. Mr. O'Neil asked if we need an ordinance to do it. VA Crego said he does not think they were placed by ordinance. Mr. Grassel asked if a temporary signage is in place when the traffic pattern changes. VA Crego said that is councils directive. VA Crego said they do have new traffic pattern signs. FO Hasting said she will post on the Facebook page and website. Mr. O'Neil asked if we learned anything about the no parking signs in Chestnut Commons neighborhood. VE Grosse said he believes they are shown on the construction plans. Mr. O'Neil said everyone parks there. FO Hastings said she asked Chief Jordan about it and the ones parking there were the workers who had no where to park. Mr. Grassel asked where the crosswalk is located in Grove Run Road. VA Crego said they only crosswalk is at the end of the new sidewalk at the entrance.
3. Jason Thompson- Nothing report
4. Laura Wolfe-Not present
5. Bruce Moore-Nothing to report
6. Aaron Grassel-Nothing to report

Citizen Comments:

Ms. Nancy Geiger said she missed a council meeting and watched it online and was embarrassed by the actions of administration and council. She said as a citizen they should be able to voice their concerns with being criticized or ridiculed. She said it has not happened to her but she has seen this behavior almost every meeting. She said if our mayor, council members and sometimes village administrator cannot take constructive criticism or ask about something that should be followed up with they should resign. She said she has also witnessed aggression between council members and village administrator. She said she agrees when things aren't finished in a timely manner you get frustrated. She said she was frustrated about the crosswalks but those are done. She said they all need to be respectful of each other and they can be assertive without being nasty and bullying. She said they were elected or appointed to have our villages best interest in mind. She said the next subject that bothered her was the ponds in Walker Point. She said she felt VA Administrators

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frustration and believe his words were they were hijacking the contactor by making them fix the ponds before they could do anything further. She said VA Crego negotiated that deal and in no way shape or form is this a village issue. She said that is private property. She said after the last meeting when she found out the location of the ponds, she saw it works in the advantage of a few council members. She said you cannot have personal agendas when on council. She stated the responsibility fell on the HOA. She said it has been stated it has been a problem for years, have they ever attended the HOA Meetings and demand they be taken care of. She said all she ask is they put personal agendas aside and there is a lot of repair from the top to the bottom that needs to be done and maybe focus on the positives. She said a couple positives, she wanted to thank Officer Jackson for coming to her assistance when she left both sets of her car keys in her van. She thanked VA Crego for getting back with her on a crosswalk on West Street. She thanked Mayor Joiner for letting her ask him direct questions. She thanked Mr. Thompson for always asking her if she has concerns. She said she asked if going forward, please be respectful of each other.

Ms. Blevins said she noticed the Jake Brakes signs are up and thanked VA Crego for getting those up.

**Business Items:**

CRA Discussion: FO Hastings said Solicitor Hess asked her to put this on the agenda to keep council up to date on what is put there. She said the information she distributed a proposed ordinance with several blanks that need to be filled in. She said Don Plank is in attendance in case there are questions. Don Plank introduced himself to council. Mr. Moore said he noticed in the proposed draft it included provisions for a CRA residential development. He said when looking at the commercial we have the ability to negotiate on each individual one, but on the residential side once it is in place, provided they meet the criteria they are entitled to it. He asked what the criteria is. Mr. Plank said this isn't his area but they will designate an area and anyone coming in and doing improvements, it will increase their property tax. He said it can be an addition, remodeling interior of the house etc. He said it included new builds. Mr. Moore asked if a plot of vacant land is designated as a CRA with residential component, then they can put in a subdivision and none of those residential homes would have to tax. Mr. Plank said they still have to pay property tax based on the value of the property, but the improvement, the house would be tax exempt. Mr. Plank said if there is going to be a residential component, now is the time to negotiate the terms. He said now is the time to do it otherwise you can be locked in. He said he does not think it has to be in the legislation but it has to be in the agreement. Mr. O'Neil asked why the historical significant properties would be discouraged from repair. Mr. Plank said not, but he thinks they have their own tax credit exemptions. Mr. O'Neil asked in his opinion should we do a CRA for new residential areas or would that kill us on taxes. Mr. Plank said you can see other properties increase in value. He said the big things municipalities look for is income tax. He said as ex if we have 156 yr. 100 tax abatement for residential, we do zoning so we give the credit but we will expect a different quality on development. Mr. Moore said he believes the discretion is the code said we have to negotiate with someone who meets the criteria. Mr. Plank said if it's in the zoning code and permitted, it starts the discussion. Mr. Moore asked when they want the resolution on the table. FO Hastings said ASAP. Mr. Moore asked if they need to start talking about the procedure. FO Hastings said the appointments has to

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begin. Mr. Moore asked for a diagram on who need to appoint who. FO Hastings will contact Chris Connolly.

**Legislation:**

For First Reading:

**Resolution 27-2018** A RESOLUTION TO TRANSFER MONIES WITHIN THE STATE HIGHWAY FUND FROM THE CONTRACTUAL SERVICES ACCOUNT 2021-620-399 AND TRANSFER SAID MONIES TO THE SUPPLIES AND MATERIALS ACCOUNT 2021-650-490. Mr. O'Neil motioned, seconded by Mr. Grassel to approve. Roll call: Mr. Thompson-Yes, Mr. Townsend-Yes, Mr. Moore-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

**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.

**Resolution 29-2018** A RESOLUTION APPROVING THE SALVAGE OF A MOTOR VEHICLE THAT IS UNFIT FOR PUBLIC USE

For Second Reading:

**Ordinance 2018-11** AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND/OR MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A CONTRACT WITH THE ROSS PICKAWAY HIGHLAND FAYETTE SOLID WASTE MANAGEMENT DISTRICT ("DISTRICT") FOR THE 2019 AND 2020 CURBSIDE RECYCLING PROGRAM

**Ordinance 2018-12** AN ORDINANCE TO AMEND SECTION 452.03 (a) (2) OF THE CODIFIED ORDINANCES AND TO ENACT SUBPARAGRAPH (17) TO REGULATE THE PARKING OF VEHICLES WITHIN 10 FEET OF A RESIDENTIAL MAILBOX

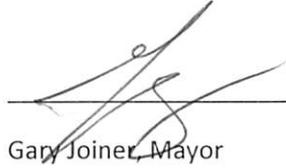
For Third Reading:

**Ordinance 2018-10** AN ORDINANCE ACCEPTING THE FINAL PLAT OF CHESTNUT COMMONS SUBDIVISION, PHASE 4. Mr. O'Neil motioned, seconded by Mr. Moore to remove from the table. Roll Call: Mr. Thompson-Yes, Mr. Townsend-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. Thompson-Yes, Mr. Townsend-Yes, Mr. Moore-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

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Additional Items:

Mr. Moore motioned to adjourn, seconded by Mr. Thompson. All in favor, meeting adjourned.



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Gary Joiner, Mayor



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Wendy Hastings, Fiscal Officer

\*Minutes provided by Paula Baldwin, Administrative Assistant