

**Village of Commercial Point  
Council Meeting Minutes  
September 17, 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: Ms. Wolfe, Mr. Grassel, Mr. O'Neil, Mr. Thompson and Mr. Townsend. Mr. Moore was not present. Village Administrator Crego and Engineer Grosse were in attendance. Solicitor Hess was not present.

Administrative Reports:

- A. Mayor-Nothing to report
- B. Village Engineer – Engineer Grosse said later in the meeting council will be asked to remove the ordinance for Walker Pointe and possibly pass. He said he just left Walker Pointe and looked at the ponds. He said from he can see 3 of the 4 ponds have been addressed. He said the 4<sup>th</sup> pond back by the cul-de-sac needs 2 things completed. He said the village has a \$50,000 bond guaranteeing the ponds will be completed and we have a \$50,000 bond guaranteeing that anything in section 3C will also be completed. He said they gave a punch list of 8 items, no deal breakers, but all covered by the bond. He said he feels we have enough to cover anything not completed. He said there have been good meetings on the water expansion plant with the Engineer. He said they have come to a few decisions and will finalize a report to share with council. He said they will move onto the next step, which is the design phase.
- C. Village Solicitor- Not present.
- D. Police Department- Not Present
- E. Village Administrator- VA Crego discussed the previous topic of snow and ice removal. He said he now has two quotes and is waiting on a third quote. He said as he has it he will send the information to council. He said the sidewalk extension in West Scioto Green is completed. He said we will work from now for the next few weeks to redo the safety mats. He said he is gathering information for the sidewalk project for next year to connect to Genoa and Foxfire. He said he has contracted with Griffin pavement striping company to do the striping and crosswalk which could happen as early as next week. He said complete restoration service will be contracted to do our crack sealing this year, he said the worst road is Cottonwood.
- F. Zoning Inspector's- Not present.
- G. Fiscal Officers- FO Hastings asked if anyone would like a post audit meeting. Mr. O'Neil said he would like one. Mr. Grassel said he has a few questions but was not sure he could ask or does it have to wait for a meeting. Fiscal Officer Hastings said it was up to him, if they are questions she could answer he could email her or he could ask for everyone. Mr. Grassel asked about the disaster recover plan and if we have one. FO Hastings said we do not have anything. She said we are working on it and she is now taking home a flash drive of all the UAN system payable and receivables each night. Mayor Joiner said he thinks we are at a point where we need to look at a third party vendor for a server, which is something he is going to take the lead on. FO Hastings asked if a meeting was wanted, all other council members agreed no.

Legislative Reports:

- 1. Ben Townsend- Nothing to report
- 2. Scott O'Neil- Nothing to report
- 3. Jason Thompson- Mr. Thompson asked the status of disposal of the Impala. Mr. Townsend said the last time he spoke to the Chief the new cruiser was taken to PARR and once that is completed they will take the Impala up there and bring the new cruiser back. Mr. Thompson asked if we had to get it decommissioned. Mr. Thompson said there are some things we can use from the car. Mr. Thompson said the ordinance was for 30 days and it has been 30 days. Mr. Townsend said the issue is the contractor.

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4. Laura Wolfe-Nothing to report
5. Bruce Moore-Not present
6. Aaron Grassel-Nothing to report

Citizen Comments:

No comments

Business Items:

Mayor Joiner said attorney Chris Connelly is here to give a brief overview of CRA's. He said he gave them great information last week in their administration meeting and they are going to start working as a group towards putting a CRA on Lehmann Farms.

Mr. Don Plank introduced himself to those he had not met on council and advised he handled the annexation of Lehmann Farms. He said the reason we are talking about tax abatement is in order to have an industrial area we need to be able to compete with surrounding areas with tax abatements.

Mr. Christopher Connelly, Taft Firm, introduced himself. He said he has practiced for 14 years. He said these are tools he has used previously and has been involved in establishing CRS in a couple areas. He said he came in to the administration meeting and provided a high level information of the process. He said they are going to ask the village to establish a CRA on the Lehmann Farms property. He said CRA stand for Community Reinvestment Area. He said it is basically an area defined and set up by the village that makes projects or structures in that area eligible for real property tax abatement on the increase of value on the new structures. He said nothing happens to the base land or property. He said with the approval of the school district, those abatements can be up to 15 years 100%. He said the process to set one up, from a very general perspective: it starts from a housing survey. It require there to be a residential component of the CRA. He said its council's decision if they want to offer abatements to residential property or not, but the survey is done and certain finding have to be made under the revised code. He said once the housing survey is done and provided to council, council will pass an ordinance basically making the findings that are required under the statute to establish the CRA and setting forth what the abatement structure looks like. He said he is able to offer abatements to both residential and commercial properties. He said some offer both, most are offers to commercial and industrial projects. He said once legislation is passed it is advertised in the local paper once a week for two consecutive weeks. Once that is done there is a petition filed with the Ohio Developmental Services Agency. He said the state's role is minor, once everything is verified, they will send confirmation back. He said after that, it is pretty much a locally run program. He said for commercial/industrial projects, once the CRA is established does not obligate council to do anything. It is negotiated on a case by case basis. He said the step in establishing the CRA really just puts the framework in place for developing the area on a commercial basis. He said on the residential side it is different, he said the terms are set forth in the legislation and the property owner constructs the improvements, files the application and if it meets what the legislation says, they get the abatement. He said he has seen some been used pretty effectively such as downtown Columbus. He said in order to offer a 15 year, 100%, it has to be

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approved by the school board. He said it typically entails some side agreement with the property owner and school board where some type of compensation is paid in some form or another. He said without school district approval, the maximum you can do is 15 years, 50%. He said there is a possibility a CRA could be established and approved by the state by the end of the year. Mr. O'Neil asked if residential abatement works the same way as commercial where the base value does not change. Mr. Connelly said yes, it is only renovation made to homes that the county auditor picks up. Mr. O'Neil asked if the school board has to approve residential. Mr. Connelly said the school board gets notice on residential, but do not have the ability to approve or disapprove. Mr. O'Neil asked said if they pick 50 acres of land and put residential on it, every resident would get it once it comes in, but what if they pick an existing area, do they pick piece by piece of property or pick the entire area. Mr. Connelly said there are no limitation to acreage with CRA, it has to be a continuous boundary. He said commercial/industrial areas pieces are being leased out as they are built, so they have separately running 15 year abatement programs, building by building. He said there is a possibility someone could pick up and leave once it runs out but he has not seen a lot of it. Mayor Joiner said he thinks it is important for council to understand that the cost of the attorney to draw up the CRA falls to the owner of the property and when the school district is made whole, it is in the contract with the CRA and paid directly with whomever is purchasing that land. It would not be the responsibility of the village.

**Legislation:**

For Second Reading:

**Ordinance 2018-10** AN ORDINANCE ACCEPTING THE FINAL PLAT OF CHESTNUT COMMONS SUBDIVISION, PHASE 4.

**Resolution 24-2018** A RESOLUTION AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO AN ANNUAL CONTRACT BEGINNING DECEMBER 1, 2018 to DECEMBER 31, 2019 WITH THE SCIOTO TOWNSHIP TRUSTEES FOR SNOW REMOVAL ON THE VILLAGE STREETS.

**Resolution 25-2018** A RESOLUTION TO APPROVE AND SUPPORT THE DEVELOPMENT OF STATE AND U.S. BIKE ROUTES BY DESIGNATING A ROUTE TO INCLUDE SECTIONS OF BORROR ROAD, FRONT STREET, E. SCIOTO STREET AND WALKER ROAD.

For Third Reading:

**Ordinance 2018-08** AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND/OR MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH WESTPORT HOMES OF OHIO, INC. Mr. O'Neil said the question he has is related to sharing the cost in section 5. Molly Gwin said the purpose is an agreement. She said even if it cant be zoned, it is an agreement to a

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process. She said the language is not intended to obligate anyone to any offsite cost. It is just intended to ensure that there is full sanitary, sewer and water services and the parties will work together on those negotiations as part of a final development agreement. Mr. O'Neil said he just didn't like the working of cost, he does not want us to be bond by cost. Ms. Gwin said per the agreement the onset cost improvements are going to be covered by the developer. Mr. O'Neil motioned, seconded by Mr. Thompson to approve the ordinance. Roll Call: Mr. Thompson-Yes, Mr. Grassel-Yes, Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. O'Neil-Yes. All in favor, motion passed.

**On the Table:**

**Ordinance 2018-04** AN ORDINANCE ACCEPTING THE PLAT OF WALKER POINTE SUBDIVISION, SECTION III, PHASE C. Mr. Thompson said he would suggest leaving it on the table until the other pond is fixed. Engineer Grosse said three ponds have been reconstructed. He said the 4<sup>th</sup> pond has a few minor things but still is not completed but we do have a \$50,000 bond to guarantee the work will be done and maintain it. Mr. O'Neil said 2/3 of the last pond is ok but possibly just needs cleaned. Mr. Thompson said he thinks it needs to remain tabled. He said Engineer Grosse said it would be nice to have the \$50,000 bond for spring time. Engineer Grosse said it is not the perfect time to do seeding because of erosion. Mayor Joiner said the consensus is everyone wants to leave it tabled. VA Crego asked what happened and Mayor Joiner confirmed the ordinance will remain tabled. Mr. Grassel asked if there is any pressure to remove it now. VA Crego said when it came to approving the development he is the one to asked for language asking for them to do this with the ponds. He said council had nothing to do with that. He said now the work is being done and council is holding them hostage when he needs to build homes. He said this is a developer and is in business and because something is not happening as fast as they want it to happen, they will hold up the whole thing. Mr. Thompson said this has been an issue for years. VA Crego said whose issue is it. He said it is private property, belongs to the subdivision, Walker Pointe, the village has no interest in it. He said he negotiated with Rich Connie to get this done and how we are holding him hostage because he is doing what we asked him to do without any obligation on his part. Mr. Thompson said it was a Maronda issue in the beginning. VA Crego said that is not Rich Connie. VA Crego said this issue is way out of control. He said there are 26 homes going in and he is doing the work for us for nothing that won't eliminate the problem unless the HOA takes responsibility and does something with it. Mr. Grassel asked how this has been going on and how much time have they had to correct the issues that were addressed initially? VA Crego said April. He said we have had the wettest season in several

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years. Mr. Thompson said it has been in front of the village before. VA Crego said his first year in his position he sat down with the local guru with Maronda Homes and they went thru everything. He said when the development is done they are done. He said the development is what the infrastructure is. He said because they wanted these new homes they used it as a tool to bargain with. Mr. Thompson said all they are asking is for them to finish that last pond.

Additional Items:

Ms. Wolfe 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