

**Village of Commercial Point
Council Meeting Minutes
December 2, 2019**

Mayor Joiner called the meeting to order, followed by the Pledge of Allegiance. FO Hastings took roll call with the following members present: Ms. Wolfe, Mr. O'Neil, Mr. Grassel and Mr. Townsend. Mr. Thompson and Mr. Moore were not present.

Mr. Townsend motioned, seconded by Mr. O'Neil to approve the November 18, 2019 Council Meeting Minutes. All in favor, motion approved.

Administrative Reports:

- A. Mayor's Report- Mayor Joiner reminded everyone of the 5th Annual Tree Lighting ceremony and of the new Santa mailbox.
- B. Village Engineer's Report-Engineer Grosse advised Scioto Crossing has started sanitary sewer. He advised there is the pre-bid meeting tomorrow for the water plant.
- C. Village Solicitor's Report-Nothing to report
- D. Police Department Report-Not Present
- E. Village Administrator's Report-VA Crego advised the Charter Commission has 10 people who will be submitting petitions for election on March 17, 2020. He advised they could still use another 5 members if they are interested. He said they have placed the Reduce Speed Ahead and 35 MPH signs in Welch Road. He said due to comments received about the visibility of the Reduce Speed ahead sign, they are looking into purchasing a new style with the yellow background as well as additional 35 MPH signs. Mr. O'Neil asked what happens if they do not have 15 members for the Charter Commission. VA Crego said you only need 8 to have a commission and if they do not have 8, it will not move forward. He said the deadline for completing the petition is December 18, 2019 at 5:00pm. Mr. O'Neil asked how many lane miles we have in the village. VA Crego said he does not know offhand. He said he knows the rural route through town is 22 miles.
- F. Zoning Inspector's Report- ZI Kuzelka said they have 5 applicants far for the P & Z Board. If anyone is interested please contact the office.
- G. Fiscal Officer's Report-Nothing to report

Legislative Reports:

- 1. Ben Townsend-Nothing to report
- 2. Scott O'Neil- Mr. O'Neil said he spoke with the Township regarding the plowing contract. He said he was advised it is the same contract as last year with the exception of the price. He was advised the price will be \$200/hour instead of \$150/hour. He asked what council thought and suggestions. FO Hastings said they may need to go into a new contract since there is a new prices. Mr. O'Neil advised this contract expires the end of the month. FO Hastings said they need to get the information to them so they can prepare legislation. Mayor Joiner advised they will look into it.
- 3. Jason Thompson-Not present

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

Citizen Comments:

Mr. Joe Hammond addressed council. He discussed the price increase and does not understand what has happened. He said a sub-contractor makes their money on the salt and charge. He suggested a meeting with the township and asking them to explain the increase. He asked why we are looking at becoming a charter and what are the advantages. VA Crego said the Charter doesn't have to change anything the way the office is running now. He said as the village grows and the needs of administration grow, the Charter allows for a smooth transition to City status. Mr. Hammond said his limited knowledge you taking away "big brother" oversight and leaving to the local level. VA Crego said that is not true. He said anything not addressed in the charter defaults to the ORC. He said as we grow, the village experiences different needs. He said as we reach city status the government doesn't have to change to meet the new requirements because it is already built into the Charter. Mr. O'Neil verified you can establish a voting ward which also limits the council set up. VA Crego agreed.

Ms. Cecelia Festa addressed council regarding Genoa Crossing. She said the problem with Wade Journey homes continues. She said they are slowly framing more homes. She advised they are not finishing anything. She said they have 6 started and each has doors windows, however there are not fixtures so the doors cannot be locked. She said kids can still go in and play. She advised one resident cleaned up a bong and they worry about people coming in to do drugs. She said they have sex offenders in the area that could easily access the empty homes. She said something needs to happen. She advised they need to finish them, they have full dumpsters that have not been emptied in months and they just need to clean up. She said it is lowering their home values. ZI Kuzelka said they have a meeting with the VP of the Ohio Division on Thursday. He advised they are going to address these issues and ask for a timeline. Mr. O'Neil discussed the regulations on dumpers for onsite building. ZI Kuzelka said he would look into it.

Legislation:

For First Reading:

Resolution 54-2019 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 OTHER SALARIES – ADMINISTRATOR'S OFFICE (ENGINEER) ACCOUNT 2901-710-139-1020. Mr. O'Neil motioned, seconded by Ms. Wolfe to approve. Roll call: Mr. Townsend-Yes, Mw. Wolfe-Yes, Mr. Grassel-Yes and Mr. O'Neil-Yes. All in favor, motion approved.

For Second Reading:

Ordinance 2019-25 AN ORDINANCE APPROVING THE ANNEXATION OF 28.256+/- ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP AND DECLARING AN EMERGENCY (Scioto Crossing Phase 2)

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Resolution 47-2019 A RESOLUTION STRONGLY URGING THE OHIO GOVERNOR AND MEMBERS OF THE OHIO GENERAL ASSEMBLY TO RESTORE THE LOCAL GOVERNMENT FUND TO PRE-RECESSION LEVELS

For Third Reading:

Ordinance 2019-24 AN ORDINANCE AMENDING THE 2018 ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT, OHIO. Mr. O'Neil asked an overview of what this is. VA Crego said it aligns the cycling on members. Mr. O'Neil motioned, seconded by Mr. Grassel to approve. Roll call: Mr. Townsend-Yes, Mw. Wolfe-Yes, Mr. Grassel-Yes and Mr. O'Neil-Yes. All in favor, motion approved.

Resolution 46-2019 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, 2020. Mr. O'Neil motioned, seconded by Ms. Wolfe to approve. Roll call: Mr. Townsend-Yes, Mw. Wolfe-Yes, Mr. Grassel-Yes and Mr. O'Neil-Yes. All in favor, motion approved.

Tabled Item:

Ordinance 2019-19 AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE VILLAGE OF COMMERCIAL POINT, PICKAWAY COUNTY, OHIO TO BE A PUBLIC PURPOSE; DECLARING SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; DESIGNATING SPECIFIC PUBLIC INFRASTRUCTURE IMPROVEMENTS. THAT, ONCE MADE, WILL DIRECTLY BENEFIT THE PARCELS FOR WHICH IMPROVEMENT IS DECLARED TO BE A PUBLIC PURPOSE; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND; AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT; AND PROVIDING RELATED AUTHORIZATIONS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40(B), 5709.42, 5709.43, 5709.832 AND 5709.85. Mr. O'Neil motioned, seconded by Mr. Grassel to remove from the table. Roll call: Mr. Townsend-Yes, Mw. Wolfe-Yes, Mr. Grassel-Yes and Mr. O'Neil-Yes. All in favor, motion approved. Mr. O'Neil motioned, seconded by Mr. Grassel to approve. Roll call: Mr. Townsend-Yes, Mw. Wolfe-Yes, Mr. Grassel-Yes and Mr. O'Neil-Yes. All in favor, motion approved.

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Mr. O'Neil motioned to adjourn, seconded by Mr. Grassel . All in favor, meeting adjourned.



~~Gary Joiner, Mayor~~

Allan D. Goldhardt



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant