

**Village of Commercial Point
Council Meeting Minutes
February 25, 2019**

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. Thompson, Mr. Townsend, Mr. Grassel and Mr. O'Neil. Mr. Moore and Ms. Wolfe were not present.

Mr. Thompson motioned, seconded by Mr. Townsend to approve the January 28, 2019 minutes, motion approved, Mr. O'Neil abstained. Mr. Thompson motioned, seconded by Mr. Townsend to approve the February 4, 2019 minutes, motion approved, Mr. O'Neil abstained.

Administrative Reports:

- A. Mayor- Nothing to report
- B. Village Engineer-Engineer Grosse said staff continues to work with the developers on pre-annexation agreements. He said the engineers presented the 30% plans to administration for the water treatment plant and Thursday they will have a meeting to discuss.
- C. Village Solicitor- Solicitor Davisson said they have rearranged Mayor's Court. He said he will talk at the end of the meeting about Economic Development.
- D. Police Department- Chief Jordan covered the January report. He said he has a training plan proposal he would like to give to the Finance Committee members after the meeting to look through and provide feedback.
- E. Village Administrator- VA Crego said they had a round table meeting with impacted parties including school, township, and representation from two legal team members to discuss the future growth of the village and what point they want to become involved. He said the school was very impressed and would like to do this quarterly. He discussed the power outage and said as a result all operations had to be run by hand and they had to have people here to place on generators. He said however, we had no loss of service. He said last week there was a good budget meeting. He discussed the Ordinance for WP Phase 4, he said tonight is the 1st read. He also discussed the tank maintenance agreement. He said the language that Solicitor Davisson did not agree with has been changed and the information in front of them is correct.
- F. Zoning Inspector- Not present
- G. Fiscal Officer- Fund Status as of 1/31/2019: General \$1,733,252.76, Street Construction Maint & Repair \$270,154.26, State Highway \$18,966.42, Parks & Recreation \$3033.57, Perm Motor Vehicle License Tax \$7821.95, Enforcement & Education \$1789.39, Oh Peace Off Ed & Training \$4380.00, Housing Dev \$39,168.73, Other Capital Projects \$382,462.13, Water Operating \$2,354,068.29, Sewer Operating \$2,956,631.29, Garbage Operating \$30,312.92.

Legislative Reports:

1. Ben Townsend- Nothing to report
2. Scott O'Neil- Mr. O'Neil asked if there was an update for the corporation limit signs for 104? Utility Superintendent Thompson said he believes they have them in the garage. Mr. O'Neil asked if they need to modify the speed limit signs on 104 when those signs are placed? He said when it becomes a state route inside of a municipal corporation it drops to 50mph. Solicitor Davisson said if they modify the speed limit they have to pass an ordinance or resolution for that section of the road. Mr. O'Neil said he thought it was already in the ORC. Solicitor Davisson said they need to so it can become enforceable for the village. Mr. O'Neil asked council if they thought 50 or 55MPH. Mr. Thompson said he is fine with 55MPH, it always has been and it saves money on the signs. He said he just wants the corporation limit signs up. Mr. O'Neil said he spoke to Matt Wasem of Wasem Electric and he is going to provide a quote for a stand by generator for this building. He said the chief made a valid point that if it was an extended outage they have portable radios that need to be charged. Utility Superintendent Thompson

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asked if anyone knows exactly where the corporation limit is located? Engineer Grosse said he will pull the maps. Mr. O'Neil said he noticed when it comes to the new phase of Walker Point, the creek is between lots 1 and 2. He asked if that is going to be underground or an open ditch between the two houses. Someone stated it is too early to determine that. Engineer Grosse said they have not submitted any detailed plans yet. Mr. O'Neil asked if the few houses on 104 have trash service? FO Hastings asked what houses? VA Crego advised we do not have any houses on 104 in the corporation limit on utilities. FO Hastings said they currently do not have our services. Mr. O'Neil asked if we should be policing that area. Mayor Joiner said with the limited forces, he really does not want them patrolling 104 yet.

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

Business Items:

Josh Barkin, VP of Land Department MI Homes addressed council. He wanted to give an informal presentation on property they have in contract. The property is located in Foxfire. He displayed a drawing for council. He pointed out the location of the clubhouse, he said on the plan there is 434 lots. He said they have not finalized the part to the south. He said of the 434 lots there are 54 footer or 60 footers to keep as much open space as they can. He said they have developed a handful of golf courses in Central Ohio. He said Minerva Park is one of their projects and would like to mirror this after that. He said in Minerva Park specifically they put in a residential TIFF. Mayor Joiner asked him to explain the TIFF so residents online do not think there is going to be an automatic tax raise. Mr. Underhill, attorney representing MI Homes, explained the TIFF would capture the improved value of the property taxes and placed in their own fund. That fund would be used for purposes they would identify with an agreement with MI and the Village to be used for infrastructure related to the area. He said they would identify what problems that need to be resolved and assist MI with some of the infrastructure cost of the project. He said for residents, they are taking these funds and placing them in a different bucket, but their taxes will not change. He said the underlying tax base will not change. He said short term they are creating a pot of money for other purposes to avoid raising taxes to pay for issues. He said it is a non-school TIFF so they will continue to collect their taxes also. Mr. O'Neil asked if there are any dedicated parks. Mr. Barkin said they can certainly discuss it. Mayor Joiner confirmed they are still working hand in hand with the owners to make sure it all flows smooth. Mr. Barkin said yes. Mr. Underhill said you can also create different multiple TIFF districts on the same piece of property so you can capture the entire 30 year period to maximize your revenue. Mayor Joiner asked when they are looking to start building. Mr. Barkin said assuming all goes well they are in the preliminary due diligence stage right now. He said in the next 30-60 days they should be ready to go from preliminary due diligence into pre-annexation/zoning. He said in a perfect world, they would love to break ground in the spring of 2020. Mr. O'Neil asked if the family that owns Players Club would be open to a Utility Path to go from the clubhouse and connect it to the Foxfire development. VA Crego said they have the golf cart path. Mr. Barkin said he is sure they can discuss that and is sure the golf cart path could also serve as that too. Mr. Thompson said they are working on a plan to connect all the developments to downtown Commercial Point and as it stands now, this would be isolated.

Legislation:

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For First Reading:

Ordinance 2019-03 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 KEAVIN R. HILL, TRUSTEE OF THE KEAVIN R. HILL REVOCABLE TRUST AND MARONDA HOMES, INC. OF OHIO.

For Second Reading:

Ordinance 2019-02 AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND/OR MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A WATER TANK MAINTENANCE CONTRACT WITH UTILITY SERVICE COMPANY, INC.

Resolution 14-2019 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, 2019.

For Third Reading:

Ordinance 2019-01 AN ORDINANCE AMMENDING THE 2018 ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT, OHIO. Mr. Thompson motioned to approve. Mr. O'Neil asked for discussion. VA Crego said they are just trying to conform to the Codified Ordinances in the book. Mr. O'Neil said the one allows hooped animals and the old does not. VA Crego said we are trying to keep it the way it is. Mr. O'Neil asked if there are any stipulation for size of land. VA Crego said the new zoning code had an allowance that said for 5 acres or more you can have horses, and additional 2 acres for 2 horses. The new zoning board does not want to encourage that. Mr. O'Neil like the way the new book read. Mr. Townsend said they can come and ask for a variance. Mr. Thompson said he is ok with it because there is a way they can ask for a chance. Mr. Grassel seconded. Roll Call: Mr. Thompson-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-No. Motion Passed.

Additional Items:

Mr. O'Neil asked if Maronda Homes has any updates. Mr. Plank said they can discuss the Pre-Annexation but this is the first reading, but it is councils decision. Mr. Thompson said he discussed his concern about playgrounds and usable ponds over there and they have already figured that in. Mr. Plank said their hearing before the county commissioner is March 5th and they may not have a pre-annexation agreement. He said they made it a little more detailed than most pre-annexation agreements. He said they have looked at the

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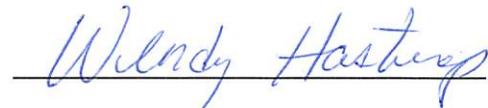
zoning code and tried to address the zoning codes and attached a zoning text. He said then passing the agreement does not bind council to the zoning text. He said they wanted to put it in front of them so they can see everything. He said nothing in the pre-annexation agreement has any financial obligation from the village. Mr. Thompson said he wants a village fishing pond. Mr. O'Neil asked about mail delivery and if we can force mailboxes. VA Crego said no, that is a federal issue. Mr. O'Neil asked if we have a say on where and how the boxes look. Mr. Plank said that could find its way in the zoning text. Mr. Plank said the Post Office has a lot to say on where they are located.

Solicitor Davisson gave a presentation on Economic Development.

Mr. O'Neil 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