

**Village of Commercial Point  
Council Meeting Minutes  
June 17, 2019**

Mayor Joiner called the meeting to order, followed by the Pledge of Allegiance. FO Hastings took roll call with the following members present: Mr. Townsend, Ms. Wolfe, Mr. O'Neil, Mr. Thompson, Mr. Grassel and Mr. Moore.

Mr. Thompson motioned seconded by Ms. Wolfe to approve the June 3, 2019 Meeting Minutes. All in favor, motion passed.

**Administrative Reports:**

- A. Mayor- Mayor Joiner covered the Mayor's Court Report.
- B. Village Engineer-Engineer Grosse said Scioto Crossing is moving forward. He said they have received plans for the street, storm and water. He said he also has the sanitary sewer plans. He said he expects construction to start in the fall. VE Grosse said they met about the Camboni track and there are a few issues that were addressed with Fischer Homes. He said the wellfield is having some issues with the disinfection of the well line but they are making a few changes on it to have it worked out. He said there are three items left, then it will be completed. He said checks have been issued for the Water Treatment plant and they just signed the plans to go to the EPA this week. He said the RFQ for the WWTP is put together and has been sent to FO Hastings and VA Crego and with their concurrence should be in the paper this week.
- C. Village Solicitor- VS Shamp said he has been working with FO Hastings on the Golf Cart Ordinance.
- D. Police Department-Chief Jordan reviewed the May Police report. He said the Homecoming went well, no incidents.
- E. Village Administrator- Nothing to report
- F. Zoning Inspector- Not Present
- G. Fiscal Officer-Fund status as of 5/31/2019: General \$2,012,651.11, Street Const, Maint & Repair \$277,522.60, State Highway \$21,156.07, Parks & Recreation \$3,033.57, Permissive Motor Vehicle License tax \$7,906.49, Enforcement & Education \$1,824.39, OH Peace Off Educ & Training \$3,980.00, Housing Developments \$35,982.32, Other Capital Projects \$5,180.00, Water Operating \$2,488,749.23, Sewer Operating \$3,398,060.07, Garbage Operating \$30,933.85.

**Legislative Reports:**

1. Ben Townsend- Nothing to report
2. Scott O'Neil- Nothing to report
3. Jason Thompson- Nothing to report
4. Laura Wolfe- Nothing to report
5. Bruce Moore- Nothing to report
6. Aaron Grassel-Nothing to report

**Citizen Comments:**

Ms. Becky Blevins addressed council. She said council knows what is going on and it is not ethical or for the residents of the village. She said for them to not look at their buddy for direction, stand on your own two feet and develop your own mind, just fix it.

Ms. Nancy Geiger address council with concerns on the situation with OFC. Griffith. She said watching the video it was obvious minds were made up prior to discussion. She also discussed Councilman O'Neil's interview with the Scioto Post. She addressed statements about the officers previous issues and not having

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an official trainer to help develop them. She asked about the Lexipol and if this has been reviewed and is up and running. She also addressed councilman Thompson behavior towards her during the yearly parade.

Ms. Tracy Joiner addressed council. She said she wanted to clarify some information with the Scioto Post. She said she also has issue with the increasing Opioid epidemic and asked from the Safety Committee what kind of training has been given to the officers. She said she has been disgusted by the behavior of council and before comments to the press are made they should be ran through the Village Solicitor.

**Business Items:**

Village Solicitor Shamp discussed the Golf Cart Ordinance. He said he looked into the revised code and essentially we do not have to do anything. He said it is permissive passing an ordinance laying out a regulation of golf carts on the roads, however, if they do pass it, there is a laundry list of items that must follow. FO Hastings verified they want to do away from having to issue a permit to drive the golf cart. She said it is mandated to have an inspection, have it registered, and have it titled and insured. She said the ORC allows people to drive them as long as these steps are in place. She said she spoke with Ashville Police Department, who uses the ORC and all they do are the inspections. She said one restriction she sent to council is do they want to allow them to drive on State Route 762. She said it is 35 mph thru the village? She asked do they want to do inspections here or send the officers to the homes. She advised since only she and AA Baldwin are bonded, we are the only one's who can accept the money. Mayor Joiner asked how many we have in the village. FO Hastings said about 10 but not all have the requirements that are needed. Mr. Moore asked Chief Jordan for his opinion on the State Route 762 Issue. Chief Jordan said as long as it is 35mph or less it is not an issue. He said he would like to see sign posted as you leave from Chestnut out to Welch, no Golf Carts beyond this point. Mr. Moore asked if they are permitted on the access paths. FO Hastings said she has not seen that on any of her research. Mr. Moore asked if there is anything prohibiting that or should it be placed in an ordinance. VS Shamp said yes, they can do that. Mr. O'Neil said in the last meeting they discussed fees and no one would collect fees, the officers will go to their house, do the inspection and bring the form back to the office. He said at that point the resident will need to come in and pay. FO Hastings said that is ok, but what kind of fee are they looking at? Chief Jordan said \$20.00. There were multiple discussions in the room. VS Shamp said they will move forward with no fees. FO Hastings said she will review the form, she said the officer can bring the form back to the office, we will make a copy and mail it back that same day. Mr. O'Neil said if we are not going to charge a fee, they he does not believe we should put up the signs because they know the law and can be given a copy when they apply. He said if they choose to go on State Route 762 where it is not 35mph, that is on them. He asked what was determined on vehicles other than golf carts. VS Shamp said they would fit under this ordinance.

**Legislation:**

For First Reading:

**Resolution 30-2019** A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF ±10.165 ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND DECLARING AN

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EMERGENCY. Mr. Moore said he was not familiar where the location was for this piece. FO Hastings said it butts up to the East of the property for Scioto Crossing. FO Hastings said she is not familiar with their plans. Mr. Moore asked if they advised what they want to do with it. FO Hastings said no. VA Crego said because of the proximity to Scioto Crossing it may have appeal to that. He said right now they are just applying for annexation. FO Hastings said this the service resolution with a 20 day time period which we are up against now. Mr. Moore said personally it has not been brought to council so they have not had an opportunity to think about it or look into it, he feels they should not vote. Mayor Joiner asked if there is a reason for wanting it done asap. FO Hastings said they just said once Scioto Crossing was done with phase 1, they wanted to bring it in.

**Ordinance 2019-07** AN ORDINANCE APPROVING THE ANNEXATION OF 28.386+/- ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP AND DECLARING AN EMERGENCY. Mr. Moore asked if there is an annexation agreement with this. Mr. Moncrief, from Plank Law Firm addressed council. He said no. VA Crego said during this phase before the annexation is accepted we have a lot of opportunities to discuss the use because the timeframe is extended enough during our readings. FO Hastings said this is our first reading and if council wants to see something, now is the time to let Mr. Moncrief know. Mr. Moncrief said they will be filing a zoning text. Mr. O'Neil asked if the zoning text will discuss the green space being turned in village owned park lands. Mr. Moncrief said yes. Mr. O'Neil asked if they have given any thought as to where the mailboxes will be located? He said he discussed with the mailman earlier he said he sees no place for it to go. He asked if we will have a roof over them. Mr. Moncrief said the land planner has discussed it with the postal service and has that information.

**Resolution 31-2019** A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE RREPAIRS AND MAINTENANCE OF BUILDINGS AND LAND ACCOUNT 1000-710-431 FOR THE PAYMENT OF ROOF AND BUILDING REPAIRS TO THE MUNICIPAL BUILDING. Mr. O'Neil asked if this has been fixed. FO Hastings said someone went on the roof and did a lot of caulking thinking that would resolve the issue, but it did not. FO Hastings has contacted Able roofing to come look at it, they want to come do water testing. FO Hastings said she does not have enough money to cover it, but she will bring in additional estimates. Mr. O'Neil asked if there is a warranty currently. FO Hastings said it has expired. Mr. O'Neil said before moving money they should get the quotes first. He said he is not in favor of paying someone to look at it when other commercial companies will do it for free. Mr. Moore asked if he has any recommendations. Mr. O'Neil said he

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would call his supplier for suggestions. Mr. Grassel said he would be surprised if other companies would not come out and provide free estimates and they should hold off.

For Second Reading:

**Resolution 27-2019** A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF ±74.31 ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND DECLARING AN EMERGENCY – AMENDED. FO Hastings said this has already been passed, it just includes the line about road repairs from the Commissioner. Mr. Grassel motioned to suspend the readings, seconded by Ms. Wolfe to approve. Roll Call: Mr. Moore-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Thompson-Yes, Mr. O’Neil-Yes, Mr. Townsend-Yes. All in favor, motion approved. Mr. Grassel motioned, seconded by Mr. Thompson to approve. Roll Call: Mr. Moore-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Thompson-Yes, Mr. O’Neil-Yes, Mr. Townsend-Yes. All in favor, motion approved.

For Third Reading:

**Ordinance 2019-06** - AN ORDINANCE INCREASING THE WATER AND SEWER TAP FEES FOR THE VILLAGE OF COMMERCIAL POINT, OHIO AND DECLARING AN EMERGENCY. Mr. Townsend motioned, seconded by Mr. Moore to approve. Roll Call: Mr. Moore-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Thompson-Yes, Mr. O’Neil-Yes, Mr. Townsend-Yes. All in favor, motion approved.

Additional Items

Mr. Moore discussed adding a fee on building permits for each new home built and have it earmarked for the Parks and Recreation fund to assist in building bike paths, parks etc. Mr. O’Neil asked if we need that in addition to the TIFF dollars? Mr. Moore said yes, because this can be specific for the parks. Mr. O’Neil said it is a one time fee, so once used to build a park, you need a way to maintain it. He asked what the proposal to keep it up afterwards. Mr. Moore said the hope is the tax/income tax revenue that is generated from the new homes each year is enough to maintain it. Mayor Joiner said it is a great alternative idea without having to increase taxes.

Ms. Geiger asked if she can get her question answered about Lexipol. VS Shamp said he believes it is up and running and he has a log in.

Mr. O’Neil asked if they have money in the budget to order the Ohio and POW Flags. FO Hastings will have it ordered.

Mr. O’Neil motioned to adjourn, seconded by Mr. Moore . 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