

**Village of Commercial Point
Council Meeting Minutes
March 4, 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, Mr. O'Neil, Mr. Moore and Ms. Wolfe.

Administrative Reports:

- A. Mayor- Nothing to report
- B. Village Engineer-Engineer Grosse said we are still waiting on phase 1 annexation for Scioto Crossing which should come to council in early April for review. Walker Point 4, pre-annexation agreement is being finalized and there is a second reading tonight for council to consider. He said again it is 97 lots and the traffic study is beginning and they should receive the report in a few weeks. He said regarding the Camboni track, the pre-annexation agreement is being worked on, traffic study has started and they are having further discussions with the developer regarding the street layout and utilities. He said they have started working with the engineers with MI Homes regarding utilities and street access on 104. The resubmittal of the pre-annexation agreement for the Struckman track has been received. He said they are currently going through that and making comments. He said the annexation was filed today with the county and the service resolution will be on the agenda for the March 18th meeting. He said they met with the engineers regarding the WTP and provided the comments on the 30% plans and they are still on schedule for bidding this out late this year or early 2020. The wellfield continues to move along. The well line is connected to the line going into the plant. He said with the recent rain the well test have not been completed and they have requested an extension which they agree to. Mr. Moore asked if any significant changes have been made to the WP annexation agreement since they received it. Engineer Grosse said nothing substantial; he said they have not received the final copy back.
- C. Village Solicitor- Nothing to report
- D. Police Department- Chief Jordan said Scioto Elementary is hosting a 5K run on May 21st which involves grades 3,4,5 and the middle school. He said they made a small change on the course. He said they will still use West Scioto Green but this year they will use the sidewalk in front of the municipal building but they also will use West Alley. He said he was not sure if we need to do any ordinance to shut down the street. FO Hastings said she does not believe the village did anything last year. She believes the school hung door hangers on the resident's doors in West Scioto Green just as an FYI.
- E. Village Administrator- VA Crego said he received notice that we have made it onto the short list of ODOT for the Transportation Alternative Program with the walk paths. He said he will have to go before them to plead our case and he will need to go door to door on the proposed route to make sure we have permission of the land owners to put the walk path at the front of their property.
- F. Zoning Inspector- Nothing to report
- G. Fiscal Officer- FO Hastings said they received the annexation petition today and they have the 20 days to do the service resolution so they will have it before them during the March 18th meeting.

Legislative Reports:

- 1. Ben Townsend- Nothing to report
- 2. Scott O'Neil- Mr. O'Neil asked if we need to be careful with the service resolutions with annexations going on. He said as an example if we run out of water/sewer capacity but we tell them we will give them that. Solicitor Davisson said yes. He said we need to make sure we have the capacity to make sure we can service the homes coming in. He said it is different if someone

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brings in farmland that we know they are not doing anything with for a long time. He said he is presuming the administration is looking at this though. Mr. O'Neil said he thought we only had capacity for several hundred more homes but we already annexed in Lehmann Farms and now other ones. Mr. Thompson asked what the plant capacity is. VA Crego said today the plant capacity is 540,000 G of water produced. Mr. Thompson asked how many houses that is. VA Crego said on average 176 G p/household is what current usage is. Mr. Moore asked what the current usage is. VA Crego said we are currently running 260,000 G water and 240,000 G on the sewer so about 50%. Mr. Thompson asked how many customers we currently have. FO Hastings said about 1641. VA Crego said in the last pre-annexation agreement the language said at the current time we do not have the capacity to provide water or sewer services to the entire project. (Scioto Crossing) He said they have been persistent in putting in the contract that unless they put in the funds they will have a stopping point, first paid; first served. He said Lehmann Farms is 1100 acres of agriculture land, just farmland right now and there are no current plans for it to his knowledge. Mr. O'Neil confirmed that we currently do not have funding for the water plant. VA Crego said no, we do not have it now. Mr. O'Neil asked when he thought we would start and finish water site construction? VA Crego said probably if it goes to bid in November, Maybe start March and finish Christmas of 2020. Mr. O'Neil said he is not sure how it was going to be paid for, is it part of the tap fees? VA Crego said part of it is loans or tap fees? VA Crego said yes and yes and other avenues with developers. FO said as it stands now, if we do not annex anything now we do not need the new plant. The development coming on board with the new annexations is what is going to be paying for the plant expansion. If we move forward, they are covering the cost of the expansion, not the village. Mayor Joiner said we need to work as a cohesive team to make sure that our resources are secured for the citizens that live here with no additional cost or burdens placed on them and he can say this team is very proactive in making sure those things are secure. He said if you are planning on a development you will pay fees upfront. He said this will help pay for the expansion of the plant. Mr. O'Neil said he does not want to see us get into things with loans or bids with the hopes that someone comes here and be on the hook for the money.

3. Jason Thompson- Nothing report
4. Laura Wolfe-Nothing to report
5. Bruce Moore- Nothing to report
6. Aaron Grassel-Nothing to report

Business Items:

Solicitor Davisson discussed the budget and appropriations process as he has seen done in the past at other entities. He said he was sure that FO Hastings understood the budget process much better than he did. He mentioned "hiding" the "extra monies" in the Capital Outlay accounts as they do in Obetz. FO Hastings said she will not "hide" any money and wants to remain transparent as she has in the past. She said she put the "extra monies" for the General Fund in the "Transfers Out" account and the "extra monies" for the Water and Sewer accounts in to the "Other-Other" accounts under each fund. She explained it will need Council approval to be moved into the other accounts throughout the fund to be spent. Mr. Moore asked Solicitor Davisson to find a way to "protect" the "extra money" so it is not spent. Solicitor Davisson said he would look into it and see what could be done.

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Legislation:

For First Reading:

Resolution 15-2019 A RESOLUTION AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR OF THE VILLAGE OF COMMERCIAL POINT TO CONTINUE OUR CONTRACT FOR BULK WATER CONDITIONING SOFTENING SALT, WITH CARGILL SALT.

For Second 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 Third 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. Mr. Townsend motioned, seconded by Mr. Moore to approve. Roll Call: Mr. O'Neil-Yes, Mr. Grassel-Yes, Mr. Townsend-Yes, Mr. Moore-Yes, Mr. Thompson-Yes, Ms. Wolfe-Yes. All in favor, motion approved.

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. Mr. O'Neil motioned to table, seconded by Mr. Moore. Roll Call: Mr. O'Neil-Yes, Mr. Grassel-Yes, Mr. Townsend-Yes, Mr. Moore-Yes, Mr. Thompson-Yes, Ms. Wolfe-Yes. All in favor, motion approved.

Executive Session:

Mr. Moore motioned to go into Executive Session, seconded by Mr. O'Neil at 8:07. All in favor, motion approved.

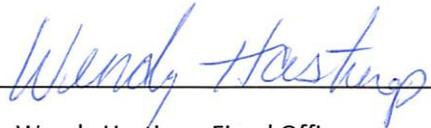
Mr. Townsend motioned to return from Executive Session, seconded by Mr. Moore. All in favor, motion approved.

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

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Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant