

**Village of Commercial Point
Council Meeting Minutes
May 20, 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. Moore, Mr. Thompson and Mr. Grassel.

Mr. Thompson motioned seconded by Mr. Moore to approve the May 6, 2019 Meeting Minutes. All in favor, motion passed.

Administrative Reports:

- A. Mayor- Nothing to report
- B. Village Engineer-Engineer Grosse said Scioto Crossing has provided us with sanitary sewer plans and we have preliminary grading plans. He said this has 2 annexation pieces, which council has approved the first one and they are currently working on the second. He said Southern Point came in as a part of the county but this project will meet all the village street requirements. He said in regards to the water treatment plant, it is moving along well. He said plans will be submitted in early June to Ohio EPA. He said we are still on schedule for Sept/Oct bid on this project. He said MI Homes is still working on the due diligence but they are meeting with them this Thursday. He said he just found out they received draft legislation from them, however, staff and legal has not had a chance to review it. He said Fisher Homes (Camboni) had a preliminary meeting with them and they are still working on a preliminary annexation agreement. He said we have provided some Engineering concerns and they are addressing those. The wellfield project continues to move along. He said we received the analysis from well #9, which came in with great numbers, the electric service is in, but they are still waiting on some control issues. He said he is hoping within the next 30 days it can be in service. He said as they move forward on the water treatment plant, the other piece is the Waste Water Plant. He said he would like to get RFQ's from Engineering firms. He said it does not commit the village to anything but we need to go thru the process. He said he is guessing we should receive 6-10 RFQ's and at that point staff and possible two council people could be on the selection committee. He said the whole process can take 60-90 days if everything goes smooth, so we should get started. He said if we had an Engineering firm on today, we are still 24-36 months out before you would have a Waste Water Plant.
- C. Village Solicitor- Nothing to report
- D. Police Department-Chief Jordan covered the April call report.
- E. Village Administrator- VA Crego said at the previous meeting he mentioned items that needed done with signs and crosswalks, he is please to report those items have been completed. He said they have a pre-construction meeting with Roesse Brothers tomorrow regarding the 2019 Foxfire repaving project. He said 2020 project, Sands Decker is coming in tomorrow to begin the engineering part for the Belshazzar improvements. He said when we annex property, we annex the road also. He said he met with Steve Smith of the Pickaway County Engineers Dept to discuss Durrett Road. He said Durrett from Lane Road to State Route 104 is going to need significant repairs. Mr. Smith will write up the estimates and we will have our share of it. He said regarding walk path, we have put in steps to programs for grants. He said they also have put in for one that pays for parts of walkways where we do not have population. He said next year they will make applications for the Safe Routes to school program and using part of their walkway as a part of our trails. He discussed legislation for the increasing of tap fees. Mr. O'Neil states the increase in fees from the Ordinance. He said in section 3, page 1 it references residential partials for the water tap of \$5000 and sewer tap of \$7200. VA Crego said the consideration for that is we still have partials in the village that do not have utility services completed and this would allow them as residential owners to pay at a stable rate. He said it will

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allow residents who have owned property for years to purchase at the current rates. Mr. O'Neil said it is break for current residents. He asked about Durrett/104 where it is zoned residential now, will they get those rates? VA Crego said if they are zoned residential and annexed into the village, then yes, he would include them. FO Officer said if the large property becomes a subdivision then the developer would have the new rates. She said if one person bought that and just had one house, it is just for an individual, not a developer. Mr. Moore said they could probably just add with pre-existing residential structure on it.

- F. Zoning Inspector- Nothing to report
- G. Fiscal Officer-AA Baldwin said a resident asked about banners for our military in the town. AA Baldwin reached out to the Pickaway County Visitors Bureau and they have the Hometown Hero Project. In discussion it was discovered Ashville has joined with them and currently Williamsport is in the process of it. In the program an advocate/parent purchase a 2x4 banner which will hang on the poles on the main street. The flags will rotate thru Pickaway County three times a year. The program is for Active Duty/Reserve members. AA Baldwin explained there is an application to complete with the next cut off being July 27th. As a village all we would need to provide are the brackets that fit around the pole, they do not attach to the pole, just around it. She said checks will not be paid directly to the village, however people can either bring their application to the office or send it in themselves. Circleville does have a few banners to give us to start. FO Hastings said the brackets are \$62 a set and the administration thought about starting out with 15 sets. She said she would be coming to council asking them to move \$1000 to purchase those. Mr. O'Neil asked how many poles we have Main Street and E Scioto? FO Officer Hastings said she was not sure. Mr. O'Neil said if we do it why not have brackets to cover all the poles. Mayor Joiner said starting with 15 is a good number and see what the interest is with the public. Mr. O'Neil asked if need authorization from the power company or phone company. AA Baldwin checked with Ashville and their VA Administrator said they did not need to because we are just wrapping around the pole. Not physically attaching it to the pole.

Legislative Reports:

- 1. Ben Townsend- Nothing to report
- 2. Scott O'Neil- Nothing to report
- 3. Jason Thompson- Mr. Thompson asked if we had coverage for the Scioto 5K tomorrow. Chief Jordan said yes, multiple officers will be here as well as county deputies.
- 4. Laura Wolfe-Nothing to report
- 5. Bruce Moore- Nothing to report
- 6. Aaron Grassel-Nothing to report

Citizen Comments:

Mr. Joe Hammond addressed council. He asked about the purchase of firearms for the officers. He asked how many guns were purchased, who will be issued firearms, control the firearms and are reserve officers being issued firearms. He also asked if the reserve officers would take them home. His concern is if a reserve who only works 6-8 hours a month for the village, will they be issued one to take home? Chief Jordan said every officer will receive one, part time, fulltime and reserves, a couple spares will be purchased in case someone has an issue with a weapon they can be assigned another one. Mr. Hammond said his point is some reserve officers don't work a lot and he is not comfortable with the liability associated with a firearm in a reserve officers hand when they only work 6-8 hours in the village. Mr. Townsend said once you are a commissioned officer, you are always a commissioned officer. Mr. Hammond asked if we would be protected

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from liability if they needed to use the firearm. Solicitor Shamp said if they are acting as police officers, we will not have liability.

Legislation:

For First 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. Mr. Moore said he knows typically have a pre-annexation agreement when it is a development. He asked, it is a horse farm now and we have no pre-annexation agreement and will not have an annexation agreement either? VA Crego said a pre-annexation agreement is not necessary, we do it as a matter of fore thought. He said if anything else is brought in without any plan or agreement, the only thing we are agreeing to is to service the land the way it is. He said anything else has to go the Planning & Zoning Board and Council. Mr. Moore said the annexation agreement is where we negotiate for certain things. VA Crego said if we are aware of it. Mr. Moore said if we annex it now as a horse farm but 6-8 months down the road if they want to rezone it doe we have an opportunity to bring it in and make sure they are paying their share? VA Crego said yes. Mr. Moncrief said the client has 17 horses. Mr. Townsend asked if the emergency language is due to a time restraint. FO Hastings said yes. It has to be to the county by May 22nd. She said this is just saying what services we will provide. Mr. Townsend motioned, seconded by Mr. Thompson to suspend the readings; Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes, Mr. Thompson-Yes. All in favor, motion passed. Mr. O'Neil what it is currently zoned under. Mr. Moncrief said agriculture. Mr. O'Neil asked if it fits our zoning booked. ZI McCoskey said it will come in under exceptional use and then it can be rezoned from there. Mr. O'Neil asked if there is a difference between ag or commercial ag? Mr. Moncrief said having the horses is currently against the code so it would be pre-existing use. ZI McCoskey said they will have to discuss it with the solicitor because council rescinded the horse section under zoning and we still have an ordinance that prohibits horses in the village. Mr. O'Neil asked if this would override it since we have accepted them in as exceptional use? ZI McCoskey this is where they have to discuss it with the solicitor. Mr. Townsend motioned, seconded by Mr. Thompson to approve the resolution; Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes, Mr. Thompson-Yes. All in favor, motion passed.

Ordinance 2019-06 - AN ORDINANCE INCREASING THE WATER AND SEWER TAP FEES FOR THE VILLAGE OF COMMERCIAL POINT, OHIO AND DECLARING AN EMERGENCY.

For Second Reading:

Resolution 26-2019 A RESOLUTION AUTHORIZING AND DIRECTING THE ADMINISTRATOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A LEASE AGREEMENT WITH SCIOTO TOWNSHIP.

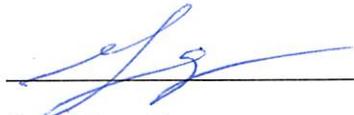
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Tabled Item:

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. Mr. O'Neil motioned to remove from the table. Mr. Moore said he had questions on the documents sent last week. He said in the pre-annexation agreement specific to the walking paths, it looked like the width was different from the zoning code. FO Hastings advised this needs to be removed from the table, prior to any discussion. Mr. Moore seconded, all in favor, motion passed. Mr. Moore wanted to make sure the administration was ok with the sidewalk width. Mr. O'Neil motioned, seconded by Mr. Moore to approve: Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes, Mr. Thompson-Yes. All in favor, motion passed.

Additional Items

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



Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant