

**Village of Commercial Point  
Council Meeting Minutes  
November 18, 2019**

Pro Temp President Townsend 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. Grassel and Mr. Thompson. Mayor Joiner and Mr. Moore were not present.

Mt. Thompson motioned, seconded by Mr. O'Neil to approve the November 4, 2019 Council minutes. All in favor, motion approved.

Administrative Reports:

- A. Mayor's Report- Not present. Mr. Townsend covered the Mayor's Court report.
- B. Village Engineer's Report-Engineer Grosse advised the WTP bid opening is December 11<sup>th</sup> at 2:00pm. He said they have approx. 4 active bidders for this project. He said there will be a pre-construction meeting coming up to discuss things with the contractors. He advised Scioto Crossing has not started their project due to the contractor needing a purchase a new piece of equipment. He said he hopes they will start by Wednesday.
- C. Village Solicitor's Report-Nothing to report. VS Shamp did request Ordinance 2019-19 remain tabled.
- D. Police Department Report-Chief Jordan said he turned in the monthly activities last week. He discussed legislation on tonight for the transfer of monies. He asked Mr. Shamp if they can go into a short Executive Session to discuss a security matter. VS Shamp advised yes. Mr. O'Neil asked what resolution he is referring to. FO Hastings said Ordinance 52-2019. Mr. Townsend motioned to amend the agenda make #9 executive Session, seconded by Mr. Thompson. All in favor, motion passed.
- E. Village Administrator's Report-Nothing to report
- F. Zoning Inspector's Report-ZI Kuzelka advised there will be 2 seats open for the Planning & Zoning Committee. If anyone is interested please contact him.
- G. Fiscal Officer's Report-FO Hastings advised December 8<sup>th</sup> at 6:00pm is the 5<sup>th</sup> Annual Tree Lighting Ceremony. She said Santa will be there along with cookies. She said notices will go out in the bills. She advised this year we have something a little extra, a mailbox for letters to Santa will be placed by the tree. Fund Status as of 10/31/2019: General \$2,009,545.64, Street Construction Maint. & Repair \$319,498.62, State Highway \$24,862.29, Parks & Recreation \$3,033.57, Permissive Motor Vehicle License Tax \$7,996.52, Enforcement & Education \$1,824.39, Ohio Peace Off Education & Training \$3,980.00, Housing Developments \$166,722.37, Other Capital Projects \$238,784.50, Water Operating \$2,543,753.16, Sewer Operating \$3,524.793.14, Garbage Operating \$31,033.50.

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

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

Citizen Comments:

Ms. Becky Blevins addressed council and distributed pictures for review. She asked for clarification on the council's rule in regards to ditches and drainage. She asked who maintains them and decides which one needs attention. She said there is an open ditch between 30 and 34 Main Street which has been an ongoing problem. She said it is 2/3 full of sludge and water and cannot drain. She said most of the time the West end has standing stagnant water and the East end is almost dry. She said the North end has a steep bank and her husband has fallen several times trying to take care of it. Ms. Blevins said a few years ago they offered to provide black tile and fill the ditch with dirt and was told no by Engineer Grosse, but was told they could build a retaining wall to make the bank easier, which they did. She said the sludge and debris is filling up in that ditch. She said in one of the pictures Mr. Riffle placed a white post showing the lot line near the actual ditch. She asked why is it ok for the ditch behind Mr. Ross Crego's property on Congress Street to be filled with black pipe and dirt when they were told no they couldn't? She asked if this is a double standard or who you know? She asked who could answer this question. Mr. Townsend advised whoever is in charge of this will respond to her.

Mr. Ralph Wolfe, Township Trustee advised this Thursday they will offer the flu shots at the Township Office from 2:00pm -6:00pm.

Business Items:

- A. Liquor License renewals –FO Hastings advised this has to be done each year and if there are any objections. Chief Jordan was asked to respond. He said he has no issues. Mr. O'Neil motioned to approve, seconded by Mr. Grassel. All in favor, motion approved.
- B. Hearing extension request – FO Hastings advised she received a letter from Chief Jordan's attorney stating he cannot attend either council meeting in December. He has asked for another date to be used for the hearing. Mr. Townsend motioned to approve the extension, seconded by Mr. Grassel. Roll Call: Mr. Thompson-Yes, Ms. Wolfe-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

Mr. O'Neil motioned, seconded by Mr. Thompson to enter into Executive Session at 7:14 pm. All in favor, motion approved.

Mr. Thompson motioned, seconded by Mr. Townsend to return from Executive Session at 7:17. All in favor, motioned approved.

Legislation:

For First Reading:

**Ordinance 2019-25** AN ORDINANCE APPROVING THE ANNEXATION OF 28.256+/- ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL

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POINT AND AMENDING THE ZONING MAP AND DECLARING AN EMERGENCY (Scioto Crossing Phase 2). Mr. Townsend asked why there is emergency language. FO Hastings said so once it is approved in December it will take effect immediately.

**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

**Resolution 48-2019** A RESOLUTION TO CREATE A DEBT SERVICE FUND WITHIN THE 2019 PERMANENT APPROPRIATIONS BUDGET FOR THE VILLAGE OF COMMERCIAL POINT AND DECLARE IT AN EMERGENCY. FO Hastings asked for this to be passed asap. She explained it is for the TIF funding and right now it is still sitting in our General Fund and she needs to move it out before the end of the year. Mr. Townsend motioned to waive the three readings, seconded by Ms. Wolfe. Roll Call: Mr. Thompson-Yes, Ms. Wolfe-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved. Mr. Townsend motioned to approve, seconded by Ms. Wolfe. Roll Call: Mr. Thompson-Yes, Ms. Wolfe-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

**Resolution 49-2019** A RESOLUTION AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND/OR MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A CONTRACT EFFECTIVE IMMEDIATELY AND CONTINUING AS NEEDED WITH MADELINE M. LAMB, ESQ. AND BRANDON SHROY, ESQ. FOR LEGAL SERVICES AS VILLAGE SOLICITOR AND DECLARING AN EMERGENCY. FO Hastings advised the Mayor has asked for special council to help with the charges against Chief Jordan. Mr. O'Neil motioned, seconded by Mr. Thompson to waive the three readings. Roll Call: Mr. Thompson-Yes, Ms. Wolfe-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved. Mr. O'Neil motioned, seconded by Mr. Townsend to approve. Roll Call: Mr. Thompson-No, Ms. Wolfe-No, Mr. Townsend-No, Mr. Grassel-No, Mr. O'Neil-No. Motion Failed.

**Resolution 50-2019** A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE ACCOUNTING AND LEGAL FEES 1000-715-341 FOR THE FUNDING OF THE ADDITIONAL ATTORNEYS HIRED FOR HUMAN RESOURCES SERVICES. Mr. Townsend motioned to approve, seconded by Mr. Thompson. Roll Call: Mr. Thompson-No, Ms. Wolfe-No, Mr. Townsend-No, Mr. Grassel-No, Mr. O'Neil-No. Motion Failed.

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**Resolution 51-2019** A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE ACCOUNTING AND LEGAL FEES 1000-715-341 FOR THE FUNDING OF THE SERVICES AND TRANSCRIPT OF A COURT REPORTER. Mr. Townsend asked for the actual cost of the court reporter. FO Hastings said the Court Reporters estimate is about \$580 and the transcript is anywhere between \$750-\$1000. Mr. Townsend confirmed the reason for the cost of what is asking to be moved. Ms. Hastings said enough to cover both. Mr. Grassel made a motion to change the language in the Resolution to reflect payment of \$600 to cover the current amount due for the court reporter. He asked to remove the \$1600 requested and to amend the language in the title for the transcript, seconded by Mr. O'Neil. Roll Call: Mr. Thompson-Yes, Ms. Wolfe-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved. Mr. Townsend motioned, seconded by Mr. O'Neil to approve the \$600 requested for the Court Reporter. Roll Call: Mr. Thompson-Yes, Ms. Wolfe-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

**Resolution 52-2019** A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE CAPITAL OUTLAY ACCOUNT 1000-110-590. Mr. O'Neil motioned, seconded by Mr. Grassel to approve. Roll Call: Mr. Thompson-Yes, Ms. Wolfe-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

**Resolution 53-2019** A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE UNIFORMS AND CLOTHING ACCOUNT 1000-110-270. FO Hastings explained this is for Officer McCrab, who has finished his 90 days. Mr. O'Neil motioned, seconded by Mr. Thompson to approve. Roll Call: Mr. Thompson-Yes, Ms. Wolfe-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

For Second Reading:

**Ordinance 2019-24** AN ORDINANCE AMENDING THE 2018 ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT, OHIO

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**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

For Third Reading:

**Ordinance 2019-22** AN ORDINANCE PURSUANT TO ARTICLE XVIII §8 OF THE OHIO CONSTITUTION SUBMITTING TO THE ELECTORS OF THE VILLAGE OF COMMERCIAL POINT THE QUESTIONS OF WHETHER A COMMISSION SHALL BE CHOSEN TO FRAME A MUNICIPAL CHARTER AND WHO SHALL BE THE COMMISSION MEMBERS FOR THE VILLAGE OF COMMERCIAL POINT. Mr. O'Neil motioned, seconded by Mr. Grassel to approve. . Roll Call: Mr. Thompson-Yes, Ms. Wolfe-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

**Ordinance 2019-23** AN ORDINANCE ESTABLISHING NON-DISCRIMINATORY HIRING POLICIES FOR RECIPIENTS OF CERTAIN INCENTIVES FROM THE VILLAGE OF COMMERCIAL POINT, OHIO PURSUANT TO OHIO REVISED CODE SECTION 5709.832. FO Hastings said this is part of the CRA and TIF. She said we have to declare non-discriminatory. Mr. Grassel motioned, seconded by Mr. O'Neil to approve. Roll Call: Mr. Thompson-Yes, Ms. Wolfe-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, 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

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Additional Items

FO Hastings advised Mr. Moore asked about the street lights through South Central Power for the lights in the park. She advised they were almost double the cost but we will put money in the budget to do something next year.

Mr. O'Neil motioned to adjourn, seconded by Mr. Grassel . 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

Date	Beginning Balance10/01/2019	\$	8,540.85
	<b>Deposits:</b>		
10/1/2019	Shadwick	\$	140.00
10/2/2019	Parsley, Whittredge, Ballard	\$	365.00
10/3/2019	Reed, Victoria, Johnston	\$	360.00
10/9/2019	Feldman	\$	120.00
10/11/2019	Brown	\$	105.00
	Porman, Hernandez, Oliver,		
10/15/2019	Ruppen	\$	291.00
10/18/2019	Wilson, Victoria	\$	165.00
10/21/2019	Petitt	\$	110.00
10/21/2019	Six	\$	265.00
10/29/2019	McCoy, Blankenship	\$	360.00
10/31/2019	Interest	\$	0.81
	<b>Payments:</b>		
10/4/2019	State of Ohio - September	\$	(585.00)
10/4/2019	City of Circleville -September	\$	(27.00)
	Total Balance as of 10/31/2019	\$	10,210.66
	Checkbook Balanced		

<b>TOTAL DEPOSITS</b>	<b>\$</b>	<b>2,281.00</b>
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<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>(612.00)</b>
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