

**Village of Commercial Point  
Council Meeting Minutes  
September 23, 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. O'Neil motioned, seconded by Mr. Thompson to approve the September 9, 2019 Regular Meeting Minutes. All in favor, motion approved.

Administrative Reports:

- A. Mayor- Nothing to report
- B. Village Engineer- Not present
- C. Village Solicitor- Nothing to present
- D. Police Department- Chief Jordan covered the August report.
- E. Village Administrator- VA Crego discussed the Charter Commission. He said he found the primary is now in March and at the next meeting they will have an ordinance prepared for them for first reading. He has worked with Chief Jordan who has provided the location of the 35 mph speeding signs on Welch Road which will be placed in the next 7-10 days. He said for 3 years the administrative team has been working towards moving ahead with the meter system. He said they met with the Suez Company who provided them with a proposal for a new water meter radio read system for the village. He said the price tag was over a million dollars and it was to be paid over 10 years. He said it is a full program where they do everything, we turn the key and it works. He said it is not where we want to go because of cost. He said they have gone back to them to see about cutting cost. They came up with a series of plans which VA Crego has provided to council to review over the next couple week. VA Crego asked them to email him with questions. He said they intend on bringing an ordinance to them next month at a cost of \$93,000 to introduce this new system. They believe it is critical with the new developers coming onboard. He said in the last three months they have used all of the water they can produce assuredly because of laying of sod. He said it brought up a point that when someone uses excess water, why doesn't it cost them more. He said he is not proposing anything but just advising people are asking about modifying the user rates so if there is an extreme user we go by categories and increase the fee by 1000 gallons. He said as a part of a survey plan that was asked in 2010 asked what types of things people wanted to see. He said 23% of people responded and of that 18% of people wanted a walk path. He said the important question that was not asked is would you be willing to pay for it? He said to get ready for next 5 years we need to do a survey, what would you like to have in the community and what would you be willing to pay for it. He said the reason he says this is the millage is \$99,000 a year. He said if we want a Street Department, a Park, Walk Paths, we need a larger millage. He said last year the income tax was \$476,000 and we are spending over \$400,000 on the Police Department so there isn't a lot left. He said regarding Wade Journey Homes, he has been giving out the Regional Director's name and phone number so people can call them with concerns. VA Crego said he spoke with him and was promised that 1 week from today there would be an improvement in the situation in Genoa Crossing, if not, he will be standing on his desk Tuesday morning. Mr. O'Neil asked if the \$93,000 is one time or reoccurring. VA Crego said that is one time but there is a \$25,000 annual maintenance and insurance fee. Mr. O'Neil confirmed this is just to read the meters. VA Crego confirmed. Mr. O'Neil asked if our existing meters would work with this system. VA Crego said some of them will. He said the cost of retro fitting is similar to the cost of the current unit. Mr. O'Neil asked if there will be a cost savings. VA Crego said there will not be a savings, but there will not be any additional cost to the village. He said the meters are about \$30 more per unit but there is a cost to the residents. Mr. O'Neil discussed the speed limit signs

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on Welch Road. He confirmed the southbound is 35 mph and northbound is 55 mph. VA Crego confirmed yes. He asked if this is normal and are we allowed to do this. VA Crego said he was instructed by Chief Jordan to do this. Mr. O'Neil said he does not know if we need to have an ordinance, ODOT, or just post it. He said he does not think it is a good idea. Mr. Moore said county and ODOT have been asked. The County goes North and South. When Chestnut Estates and Chestnut Commons annexed into the village, we annexed to the middle of the road. The west half of the road is in the Village and the east half remains in the county. Chief Jordan said that is considered a thru highway and the assumed speed limit is 35 mph unless posted. Mr. Moore said they are not changing the speed limit, just marking it for enforcement purposes. Mr. Moore said unfortunately the county does not have the option to change the speed limit without ODOT approval. They look at a variety of issues, driveways, speed studies, crashes etc. He said the county engineer told him because there are no entrances and no crashes on that part of the road, ODOT would not agree. Mr. Moore said the only option is to annex a strip across the road. Mr. O'Neil said it seems like the best option is annexation or marking the same speed. Mr. Moore said technically per the ORC the speed is 35 mph. Chief Jordan said last week VA Crego gave him a map of the village and asked him to mark it where he felt the signs should go. He said prior to him doing that he reached out to the Pickaway County Engineers Office and talked to them. He said with that much of a change of speed, he asked about pre-warning signs. He said a reduce speed ahead sign needs placed. He said with the Northbound land he is not sure they have enough room to place the reduce speed ahead. He said they do currently have a road like this on Front Street. Mr. Moore said he has formally requested a traffic study from ODOT.

- F. Zoning Inspector- Not present
- G. Fiscal Officer- Nothing to present. FO Hastings thanked Paula Baldwin for all of her hard work and dedication to bringing the Hometown Heros project into the Village. FO Hastings did advise we may come back at a later time to discuss purchasing brackets for Veteran Flags for the park and throughout the village.

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- Mr. Moore has requested that we enter into two executive sessions. He said one prior to Citizen comments and one at the end of the meeting. He said the one before Citizen comments is to discuss discipline matters specific to procedural matters and the one at the end of the meeting to discuss additional contract for additional attorney services. Mr. Moore motioned to amend the agenda to include the changes, seconded by Mr. O'Neil. Roll Call: Mr. Moore-Yes, Ms. Wolfe-Yes, Mr. Thompson-Yes, Mr. Townsend-Yes, Mr. Grassel-Yes, Mr. O'Neil-Yes. All in favor, motion approved.
- 6. Aaron Grassel-Nothing to report

Mr. Moore motioned to enter into Executive Session at 7:25 pm to discuss procedural matters related to discipline for the Mayor and Council. Seconded by Mr. Grassel. All in favor, motion approved. Mr. O'Neil motioned to return from Executive Session at 7:32 pm, seconded by Mr. Thompson. All in favor, motion approved.

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Mr. Moore asked to amend the agenda to add business item c to discuss and alleged disciplinary infraction for Chief Jordan. Seconded by Mr. Thompson, all in favor, motion approved.

Business Items:

- A. Samuel Knight-United States Census Bureau. He provided an overview of the Census Bureau of 2020.
- B. M/I Homes Presentation-Mr. Aaron Underhill, Attorney with Underhill & Hodge gave a brief overview. He also introduced Josh Barkin with M/I Homes. He said they filed the annexation with Pickaway County September 13, 2019. He said they are requesting approval of the Service Resolution. He said he is hoping to have the zoning to them with the next time they present. Mr. Josh Barkin, VP of Land M/I Homes. He gave an overview of the project. He said they are in contract to buy just the Foxfire Golf Course portion, Club house and players club golf course would remain. He said the families would continue to operate those. He said their plan is to have the driving range to remain in the same location, just move around a little, possible ranch only section, same product as Minerva Park. He said there are about 420 houses, 50 acres of open space. He said people want open space that they can interact in. He said one item added is a pool, tot lot and small community facility. He said they will be in front of P & Z this Thursday.
- C. Chief Jordan-Mr. Moore said September 9<sup>th</sup> Council was provided notice of disciplinary regarding him specifically related to body armor. He said his first question is if he received notice on September 9<sup>th</sup>. Mr. Moore said it was sent out via email. Chief Jordan said he does not believe he received an email on it. Mr. Moore said he will make sure he receives proper notice of that disciplinary infraction.

Legislation:

For First Reading:

**Ordinance 2019-16** AN ORDINANCE TO REGULATE UNDER-SPEED VEHICLES, INCLUDING GOLF CARTS IN THE VILLAGE OF COMMERCIAL POINT, PICKAWAY COUNTY, OHIO

**Resolution 38-2019** A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF ± 209.609 ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND DECLARING AN EMERGENCY. Mr. Moore motioned, seconded by Mr. Townsend to suspend the three readings. Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes and Mr. Thompson-Yes. All in favor, motion approved. Mr. Moore motioned to approve, seconded by Mr. Thompson. Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr.

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Moore-Yes, Mr. O'Neil-Yes and Mr. Thompson-Yes. All in favor, motion approved

**Resolution 39-2019** A RESOLUTION TO TRANSFER MONIES WITHIN THE SEWER FUND FROM THE SEWER OTHER-OTHER ACCOUNT 5201-549-690 AND TRANSFER SAID MONIES TO THE REPAIRS AND MAINTENANCE ACCOUNT 5201-549-430. Mr. Moore motioned to approve, seconded by Mr. Thompson. Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes and Mr. Thompson-Yes. All in favor, motion approved

**Resolution 40-2019** A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE OTHER PROFESSIONAL & TECHNICAL SERVICES ACCOUNT 1000-715-349. FO Hastings explained we have a large part of our codified ordinances not updated online. VS Shamp suggested we contract with American Legal with a link on our website where we open the American Legal documents, which are updated immediately as soon as we send them our ordinances. She said we will still receive books. Mr. Moore motioned to approve, seconded by Mr. Grassel. Roll Call: Mr. Townsend-Yes, Ms. Wolfe-Yes, Mr. Grassel-Yes, Mr. Moore-Yes, Mr. O'Neil-Yes and Mr. Thompson-Yes. All in favor, motion approved

For Second Reading:

**Ordinance 2019-12** AN ORDINANCE REPEALING § 1422.04 OF THE BUILDING AND HOUSING CODE OF THE VILLAGE OF COMMERCIAL POINT, OHIO AND IMPOSING A PARKS AND RECREATION FEE ON NEW BUILD CONSTRUCTION IN THE VILLAGE OF COMMERCIAL POINT, OHIO. Mr. Moore said he understands there was discussion last meeting about not having a purpose behind the ordinance. He said he personally feels a bike/recreation trail could be funded out of our parks fund.

**Ordinance 2019-13** AN ORDINANCE TO AMEND APPENDIX A OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT, OHIO

**Ordinance 2019-14** AN ORDINANCE AMMENDING THE 2018 ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT, OHIO

**Ordinance 2019-15** AN ORDINANCE APPROVING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE VILLAGE OF COMMERCIAL POINT AND K-NOVA LLC. Mr. Moore asked if the agreement has been approved. VS Hollins said no, there are still a few issues to

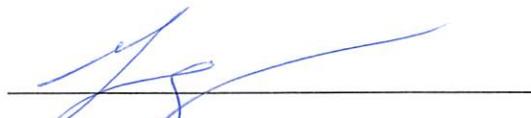
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discuss with the developer. He said pursuant to their request, they did start the reading. Mr. O'Neil confirmed they are having readings, but the agreement is still changing but they want to have a third and final read when they will receive the final agreement the Friday before. He asked how the residents will have an opportunity to review it. Mr. Hollins said he is glad he communicated that and they consented to start the readings for the developer for possible buyers.

Mr. Moore motioned to enter into Executive Session at 8:16 pm to discuss contract for additional legal counsel, seconded by Mr. O'Neil. All in favor, motion approved.

Mr. Moore motioned to return from Executive Session at 8:33 pm, seconded by Mr. O'Neil. All in favor, motion approved.

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