



Village of Commercial Point
COUNCIL MEETING MINUTES
May 4, 2020

Mayor Goldhardt called the meeting to order.

Roll Call: Ms. Wolfe, Mr. Grassel, Mr. Mitchem, Ms. Joiner, Mr. Thompson and Mr. Moore were present.

A motion was made to suspend the council rules by Mr. Thompson and seconded by Mr. Moore. All were in favor and the motion passed.

A motion was made to approve the April 6, 2020 Public Hearing minutes by Ms. Joiner and seconded by Mr. Mitchem. All were in favor and the motion passed.

A motion was made to approve the April 6, 2020 Regular Council Meeting minutes by Mr. Thompson and seconded by Mr. Moore. All were in favor and the motion passed.

Administrative Reports:

- A. Mayor's Report - Nothing to report
- B. Village Solicitor's Report - Solicitor Josh Cartee thanked everyone for the opportunity to represent the village. He said he has discussed upcoming items and policies with the administration. He advised council that he represents the Village and the Village Council. He is happy to answer any questions, but his practice is to include everyone on his responses. He stated that at the last election the voters decided to form a charter commission, but only eight electors were on the ballot. The Ohio Constitution states that when the voters approve a charter commission, fifteen representatives must be elected at the same time. Since this did not happen, the charter commission is considered invalid. If the village wants to move forward with a charter commission, the question will have to be placed before the voters once again to form a charter commission and to elect fifteen members. Mr. Moore asked if there is a strict time table that the charter has to be formed from the date the charter passes and a shorter time from making it almost impossible. Solicitor Cartee said he believes there are two questions. First, can you elect the additional seven members needed at a separate election. His opinion is no. They have to be elected at the same time as the creation of a charter commission. Secondly, the charter commission has eight months to frame a charter and put before council. Then council would have the role to approve it without changes and put it to the board of elections ninety days prior to the election.
- C. Police Department Report - Nothing to report
- D. Village Administrator's Report - Nothing to report
- E. Village Engineer's Report - Nothing to report
- F. Zoning Inspector's Report - Nothing to report
- G. Fiscal Officer's Report - Nothing to report

Legislative Reports:

- A. Bruce Moore - Nothing to report
- B. Tracy Joiner - Ms. Joiner acknowledged International Fire Department Day and thanked the Scioto Township Fire Department, congratulated the 2020 seniors and thanked the community for being respectful and supportive of one another in this situation.
- C. Jason Thompson - Nothing to report
- D. Laura Wolfe - Nothing to report
- E. Ryan Mitchem - Nothing to report



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F. Aaron Grasse I- Nothing to report

Legislation:

First Reading:

Ordinance 2020-04 AN ORDINANCE TO AUTHORIZE THE ANNEXATION OF CONTIGUOUS TERRITORY OWNED BY THE VILLAGE OF COMMERCIAL POINT, OHIO.

A motion to suspend the readings was made by Ms. Joiner and seconded by Mr. Moore.

Roll Call Vote: Mr. Moore - Yes, Mr. Grassel - Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes, Mr. Thompson - Yes and Ms. Wolfe - Yes. The motion passed.

A motion to adopt Ordinance 2020-04 was made by Ms. Joiner and seconded by Mr. Thompson.

Roll Call Vote: Mr. Moore - Yes, Mr. Grassel- Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes, Mr. Thompson - Yes and Ms. Wolfe - Yes. The motion passed.

Ordinance 2020-05 AN ORDINANCE TO AUTHORIZE THE ANNEXATION OF CONTIGUOUS TERRITORY OWNED BY THE VILLAGE OF COMMERCIAL POINT, OHIO.

A motion to suspend the readings was made by Mr. Thompson and seconded by Mr. Moore.

Roll Call Vote: Mr. Moore - Yes, Mr. Grassel - Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes, Mr. Thompson - Yes and Ms. Wolfe - Yes. The motion passed.

A motion to adopt Ordinance 2020-05 was made by Mr. Thompson and seconded by Ms. Wolfe.

Roll Call Vote: Mr. Moore - Yes, Mr. Grassel- Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes, Mr. Thompson - Yes and Ms. Wolfe - Yes. The motion passed.

Ordinance 2020-06 AN ORDINANCE REZONING PARCEL NUMBER L2700010054401 COMPRISED OF 28.256 +/- ACRES ON DURRETT ROAD TO PLANNED RESIDENTIAL DISTRICT AND ACCEPTING THE PRELIMINARY PLAN AND DEVELOPMENT STANDARDS TEXT FOR THE PARCEL.

Mr. Moore asked if there are any differences in the zoning text from phases 1 & 2. Mayor Goldhardt advised no and it has been recommended for passage by the P & Z Board.

A motion to suspend the readings was made by Mr. Thompson and seconded by Mr. Mitchem.

Roll Call Vote: Mr. Moore - No, Mr. Grassel - Yes, Ms. Joiner - No, Mr. Mitchem - Yes, Mr. Thompson - No and Ms. Wolfe - Yes. The motion failed.

Ordinance 2020-07 AN ORDINANCE AMMENDING THE 2018 ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT, OHIO.

Ms. Joiner asked what is being amended. Mayor Goldhardt said the zoning code book currently states when moving to the development phase, construction plans must be submitted. He said the book allows for the development to be built in phases, but requires construction plans be submitted for the entire development at one time. He said while in discussions with the Village Engineer and developers, there is concerns that this could cause delays up to a year or more. By approving this change in the wording of the Zoning Code, it will allow developers to submit their construction plans in phases instead of everything at the same time. Mr. Moore said he understands from the developers point, but he feels it makes sense to keep the current process. He said it prevents half hazard planning. He said maybe there is a middle ground that shows the overall layout of green space and streets. Mayor Goldhardt explained that all of those items were covered in the preliminary plan which is for the entire development and have already been approved by the P&Z Board and Council. The construction plans only address infrastructure items such as water lines, sanitary lines, storm sewers, sidewalks, roadbed, etc.

A motion to suspend the readings was made by Mr. Moore and seconded by Mr. Grassel.

Roll Call Vote: Mr. Moore - Yes, Mr. Grassel - Yes, Ms. Joiner - No, Mr. Mitchem - Yes, Mr. Thompson - Yes and Ms. Wolfe - Yes. The motion passed.



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A motion to adopt Ordinance 2020-07 was made by Mr. Moore and seconded by Mr. Grassel.
Roll Call Vote: Mr. Moore - Yes, Mr. Grassel- Yes, Ms. Joiner - No, Mr. Mitchem - Yes, Mr. Thompson - Yes and Ms. Wolfe - Yes. The motion passed.

Resolution 13-2020 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.

A motion to suspend the readings was made by Mr. Moore and seconded by Ms. Joiner.
Roll Call Vote: Mr. Moore - Yes, Mr. Grassel - Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes, Mr. Thompson - Yes and Ms. Wolfe - Yes. The motion passed.

A motion to adopt Resolution 13-2020 was made by Mr. Moore and seconded by Ms. Joiner.
Roll Call Vote: Mr. Moore - Yes, Mr. Grassel- Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes, Mr. Thompson - Yes and Ms. Wolfe - Yes. The motion passed.

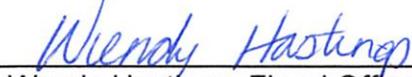
Additional Items:

Mayor Goldhardt asked if the council would like to hold the upcoming Committee of the Whole meeting virtually. Mr. Thompson said he would prefer not to have the C.O.W. meeting online. He would prefer to go back to face to face meetings to allow citizen comments if needed. Mr. Moore agreed. Mayor Goldhardt said May 18th is the next scheduled meeting. He asked if council wanted to resume that meeting in the council chambers. Mr. Moore asked if we are allowed to have a mixed forum of in-person and online members. Solicitor Cartee said he does not know offhand and would need to look into it. Mr. Grassel said he would like to consider alternative options for social distancing.

A motion to adjourn was made by Mr. Thompson and seconded by Mr. Mitchem. All were in favor, the motion passed and the meeting was adjourned.



Allan D. Goldhardt, Mayor



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant