



VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
July 20, 2020

Mayor Goldhardt called the meeting to order. Administrative Assistant Baldwin took roll call with the following members present: Mr. Grassel, Mr. Mitchem, Ms. Joiner, Mr. Thompson and Mr. Moore. Ms. Wolfe was not present.

A motion was made to approve the July 6, 2020 Regular Meeting Minutes by Ms. Joiner and seconded by Mr. Mitchem. All members present were in favor and the motion passed.

Administrative Reports:

A. Mayor's Report - Nothing to report at this time.

B. Village Solicitor's Report - Solicitor Cartee discussed the TIRC Ordinance before council tonight. He said this is not a decision-making board, but an advisory board. He asked if this could be approved tonight. He discussed the updates to the Solicitation Ordinance. Solicitor Cartee advised council that the fee is set for \$15. He also discussed some of the requirements the village has for the applicant. He advised council that he and Mayor Goldhardt attended a meeting with the Pickaway County Commissioners regarding the Water Plant Annexation. He said it was approved and now the paperwork just needs to be recorded. He discussed Scioto Crossing Sections 3,4 & 5. He said the zoning code does require council to act on this at the next council meeting. He said since the fee were paid late Friday afternoon, his opinion is it does not have to be acted upon tonight. He said something for council to consider is to amend the section of the zoning code to allow more time to review the development plans.

C. Police Department Report - Chief Jordan discussed the monthly Police Report. He informed council of the new fire equipment the Scioto Township Fire Department has received. He also confirmed to council that the Go-Kart races have been cancelled this year.

D. Village Administrator's Report - Nothing to report at this time.

E. Village Engineer's Report – Engineer Grosse informed council that the driveway to the school is paved and access is complete. Engineer Grosse said the sanitary sewer was started in Walker Point Phase 4 today. He said that the Foxfire Development has submitted plans and he has sent his second set of comments back to them for review. Scioto Crossing Phases 1 & 2 have started paving and are moving along nicely. He said they are in the process of determining the amount the bond should be for the remainder of the work. He said he has approved the construction plans for phases 3,4 & 5. He informed council that the plans for the lift station on the K-Nova property would be submitted to the EPA for approval tomorrow. Engineer Grosse said ODOT is working with Foxfire and Van Trust to try and have both developers send just one submittal for their State Route 104 entrances. Mr. Moore said he noticed a large cloud of dust over the village and wondered if the village had received any complaints. Engineer Grosse said not that he was aware of. Mayor Goldhardt said he received a call from the Pickaway County Engineer about Durrett Road being dirty. He addressed it at that time and said it was a little dusty but there were no clumps of dirt on the road. He also received a call from a Township trustee about dust from sawing concrete. That turned out to be Columbia Gas doing work, not the Village. Mr. Thompson asked for an update on Walker Road. Mayor Goldhardt left a voice mail for Trustee Maynard requesting dates to meet, but has not received a response. Engineer Grosse said he left a voice mail tonight for Trustee Maynard and asked for a few dates to meet as well.

F. Zoning Inspector's Report - Nothing to report at this time.

G. Fiscal Officer's Report – Fiscal Officer Hastings advised council that the Shred Day has been cancelled and will be rescheduled next year.



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Legislative Reports:

- A. Bruce Moore- Mr. Moore discussed a resident who is currently on a well and due to the weather, the well is going dry. He asked councils thoughts on possibly lowering the water tap fee to the previous amount charged for this individual. He also said we have a few residents in the village still on a well and possibly offering this to them as well for a specific timeframe. Ms. Joiner said she would just make sure it is one owner per land parcel. She said we should watch how it is worded. Ms. Joiner feels this should be offered on a case by case basis verses changing the ordinance. Mr. Moore suggested charging \$3000 for a water tap. Mr. Grassel suggested charging \$2500 and giving them 12 months to accept or decline the offer. Utility Superintendent Thompson asked if the individual is currently in the Village and if not, do they have to be annexed? Village Administrator Crego said anyone outside the village who wants service must annex when available. Mr. Moore asked if this needs to be done by a motion or ordinance. Solicitor Cartee said an ordinance is needed.
- B. Tracy Joiner - Nothing to report at this time.
- C. Jason Thompson - Nothing to report at this time.
- D. Ryan Mitchem - Nothing to report at this time.
- E. Aaron Grassel- Nothing to report at this time.

Citizen Comments:

There were no comments at this time.

Business Items:

Mayor Goldhardt said he had one item to add. He said they needed to approve the July 6th Public Hearing Minutes. A motion was made to approve the July 6th Public Hearing Minutes by Mr. Moore and seconded by Mr. Thompson. All members present were in favor and the motion passed.

Legislation:

First Reading:

Resolution 20-2020 A RESOLUTION APPROVING THE DEVELOPMENT PLAN APPLICATION FOR SCIOTO CROSSING SECTIONS 3, 4 & 5

Mr. Moore addressed Terry Andrews regarding the Park Space and giving an easement back to the village so the park can be open to all village residents. Mr. Andrews said they can do this. Mr. Moore asked him to prepare the paperwork that will indicate this.

Ordinance 2020-12 AN ORDINANCE CREATING THE TAX INCENTIVE REVIEW COUNCIL OF THE VILLAGE OF COMMERCIAL POINT AND DECLARING AN EMERGENCY.

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

Roll call vote: Mr. Moore -Yes, Mr. Grassel -Yes, Ms. Joiner -Yes, Mr. Mitchem -Yes and Mr. Thompson -Yes. The motion passed.

A motion was made to adopt Ordinance 2020-12 by Mr. Moore and seconded by Mr. Grassel.

Roll call vote: Mr. Moore -Yes, Mr. Grassel -Yes, Ms. Joiner -Yes, Mr. Mitchem -Yes and Mr. Thompson -Yes. The motion passed.

Ordinance 2020-13 AN ORDINANCE AMENDING CHAPTER 806 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT (PEDDLERS, ITINERANT MERCHANTS, AND SOLICITORS) AND DECLARING AN EMERGENCY.

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

Roll call vote: Mr. Moore -Yes, Mr. Grassel -Yes, Ms. Joiner -Yes, Mr. Mitchem -Yes and Mr. Thompson -Yes. The motion passed.



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A motion to adopt the Ordinance 2020-13 was made by Ms. Joiner and seconded by Mr. Mitchem. Roll call vote: Mr. Moore -Yes, Mr. Grassel -Yes, Ms. Joiner -Yes, Mr. Mitchem -Yes and Mr. Thompson -Yes. The motion passed.

Second Reading:

Resolution 16-2020 A RESOLUTION ACCEPTING THE FINAL PLAT OF WALKER POINTE SECTION 4, PART 1.

Additional Items:

Mr. Don Plank gave a presentation and said he wanted to discuss the sanitary sewer coming through the Van Trust property and the ditch verses curb & gutter. He distributed sample pictures of the ditch they would like to move forward with.

Raif Webster provided an overview of the property and plans.

- Phase 1 building is a million square feet
- Currently no tenant
- 570 FT wide
- Access point on the East and West ends
- Truck bays and docks
- Potential for parking or building expansion
- Storm water contained on the North side
- Employee parking faces State Route 104

Mr. Plank discussed the open ditch verses curb & gutter. He advised the open ditch would be cheaper to maintain and would help with water. Mr. Moore asked who is responsible for maintaining. Mr. Plank said it is the responsibility of the builder to mow and keep it clean in the beginning. He said there is less maintenance than there would be with the curb & gutter. He also said over time the curb & gutter would need to be replaced, which is expensive. With the ditch, if the road is widened, it is much easier. Engineer Grosse stated his biggest concern is the constant upkeep, maintenance and ruts created by trucks getting off the road. A brief discussion continued between the council and Engineer Grosse.

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


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer