



**VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
August 17, 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 Ms. Wolfe. Mr. Moore was absent.

A motion was made to approve the August 3, 2020 Regular Meeting Minutes by Ms. Wolfe and seconded by Mr. Mitchem. All members present were in favor except Mr. Thompson, who abstained.

Administrative Reports:

A. Mayor's Report – He had nothing to report at this time.

B. Village Solicitor Report - Solicitor Cartee discussed Ordinances 2020-15 and 2020-16. Ms. Joiner asked about the emergency language and what kind of a time frame they have. Solicitor Cartee said there is no rush to pass these tonight.

C. Police Chief Report - Chief Jordan discussed the monthly Police Report. He informed Council that the officer uniforms will be changing. He also informed them that they are changing from the external vest to an internal vest.

He reported that Captain Thatcher is working on updating the Police Policy Manual for Commercial Point. He had a conversation with Mr. Grassel last week about car issues. Chief Jordan said due to the increased hours on the road, they will need to rotate out some of their cars in the near future.

Ms. Joiner said she is seeing complaints from Walker Pointe on speeding and asked where our portable speed sign is located. Chief Jordan said it is kept in the Police Garage. He stated that he has not received any speed complaints from village residents.

Mayor Goldhardt advised council they have a car in the body shop due to an officer backing into a pole. He also informed Council that he intends to present a police vehicle rotation plan before the next year's budget meeting.

D. Village Administrator's Report – He had nothing to report at this time.

E. Village Engineer's Report- Engineer Grosse gave the following updates:

Engineer Grosse reported that earthwork is still ongoing and the sanitary sewer is moving ahead in Walker Point, Phase 4.

He stated that a pre-con meeting for the earth work only for the M/I Foxfire Development was held on July 28th. He said that they have received their sanitary sewer approval from the EPA and the Village has a pre-con meeting scheduled on August 20th for all of Phase 1. After that meeting, they may begin installing their infrastructure.

He informed Council that a meeting between M/I, Van Trust, ODOT and the Village was held on August 10th to discuss the road widening project on State Route 104. He said EMHT has taken the lead in putting together the road widening plans. He said the Village is requesting one set of plans for the entire widening project.

Engineer Grosse reported that Scioto Crossing Phase 1 is paved & curbed and Phase 2 is in the process of being paved. He stated that their plat for Phase 1 has been signed and recorded. The plan review for Phases 3,4, & 5 has been completed and approved by the Technical Review Group. The next step is for the developer to request a pre-con meeting with the Village when they are ready to begin construction in those phases.

Engineer Grosse gave an update on the new village trunk line lift station project. Plans have been submitted to the EPA and we are waiting for their approval.



VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
August 17, 2020

Engineer Grosse informed Council that a meeting was held with the Scioto Township Trustees on August 7th to discuss the Walker Road project. He said that Watcon Engineering has submitted a proposal for consideration. The goal is to put a contract out to bid in December.

Engineer Grosse stated that the Van Trust Major Site Plan Application and their Preliminary Subdivision Plan Application are both up for a second read this evening. He said the Preliminary Subdivision Plan has the question of curb and gutter verses ditches. He said he has received cost estimates from Van Trust showing curb & gutters costing \$2,189,000 more than ditches. Engineer Grosse obtained cost estimates from Grove City, Groveport and Mt. Sterling. He said his estimate shows a difference of \$1,275,000. He said the big difference is that the Village requires underdrain, which was not part of their original estimate. Also, their estimate of sewer pipe costs were higher than actual costs that he had obtained.

F. Zoning Inspector's Report – He had nothing to report at this time.

G. Fiscal Officer's Report – She had nothing to report at this time.

Legislative Reports:

A. Bruce Moore – He had nothing to report at this time.

B. Tracy Joiner- Ms. Joiner asked who is responsible for the West Scioto Green ditches. Village Administrator Crego said the property owner on the corner owns it. He said their property line goes 12 feet toward the sidewalk and they own both sides of the ditch. Ms. Joiner asked about the torn American flags. Utility Superintendent Thompson advised her that they have been removed.

C. Jason Thompson – He had nothing to report at this time.

D. Laura Wolfe – Se had nothing to report at this time.

E. Ryan Mitchem – He had nothing to report at this time.

F. Aaron Grassel – He had nothing to report at this time.

Citizen Comments

Ms. Nancy Geiger advised her comments are directed more to the Chief and Mayor. She asked why Dough Boyz is permitted to shut the alley down between their business and the Station House. It appeared that they are using the village road closed signs, which are still sitting behind Dough Boyz. She also asked why are they able to place tables and chairs on a village sidewalk. She observed them serving alcohol on the sidewalk and thought that wasn't legal. She thinks officers have seen it because she saw an empty cruiser parked nearby on multiple occasions. She said the Police Department should be aware that people are walking around the street and park area with drinks in their hands.

Business Items:

Mayor Goldhardt said Council approved a quote of \$2400 for two security camera systems to be located at the Police Garage and Record Retention Center. Since that time, Utility Superintendent Thompson advised him of security camera systems available at Harbor Freight for \$250 each. The Mayor suggested trying one of those systems at the police garage. Councilman Thompson said he has no problem spending \$1400 for a quality camera system at the Police Garage. He said he envisioned everything being stored in the main office. Mayor Goldhardt informed him that was not correct. Both systems would require a DVR located on site.



VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
August 17, 2020

Ms. Joiner asked about a camera for the Council Chambers to live-stream the meetings. Mayor Goldhardt said the security camera issue is a higher priority and he is working on that issue first. He noted that the biggest issue with streaming the council meetings is not the camera, but the audio. He said the only audio problem is that the Council Members would not lean forward and talk into their microphones. Because of this, different types of microphones will need to be purchased and installed. It does no good to install a camera in the chamber if we cannot hear what is being said. Ms. Joiner would like to see something on this by the next meeting.

Legislation

First Reading:

Ordinance 2020-15 AN ORDINANCE AMENDING SECTION 1173.06 OF THE ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT, AND DECLARING AN EMERGENCY.

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

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

A motion to adopt Ordinance 2020-15 was made by Mr. Grassel and seconded by Ms. Wolfe.

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

Ordinance 2020-16 AN ORDINANCE APPROVING AN ECONOMIC DEVELOPMENT PLAN AND TO STATE THAT THE VILLAGE OF COMMERCIAL POINT MAY PROCEED WITH APPROVAL OF A TAX INCREMENT FINANCING INCENTIVE DISTRICT FOR WALKER POINTE, AND DECLARING AN EMERGENCY.

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

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

A motion was made to adopt Ordinance 2020-16 by Mr. Thompson and seconded by Ms. Wolfe.

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

Resolution 24-2020 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE INSURANCE BENEFITS 1000-725-220.

A motion was made to adopt Resolution 24-2020 by Mr. Thompson and seconded by Mr. Grassel.

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

Second Reading:

Resolution 21-2020 A RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION PLAN APPLICATION FOR THE ENTRANCE AND STREET TO THE RICKENBACKER EXCHANGE (RESOLUTION II)

Ms. Joiner verified that this is regarding the curb and gutter decision. Engineer Grosse said this is the whole package, but the curb and gutter issue is a part of it. Ms. Joiner verified the numbers previously discussed. Mr. Plank asked how many readings are expected on these resolutions. He said at one point he thought they discussed they didn't need so many with the preliminary plans. Solicitor Cartee advised him that ordinances and resolutions require three readings unless they are suspended by the Council.

Resolution 22-2020 A RESOLUTION APPROVING THE MAJOR SITE PLAN APPLICATION FOR COI RICKENBACKER INDUSTRIAL LAND, LLC

Additional Items

Mr. Thompson asked for clarification on the curb and gutter issue since he was not in attendance at the last meeting. Ms. Joiner said the Village Administration Officials are recommending that curbs and gutters be installed for the Rickenbacker Exchange project. She said she asked for cost differences between installing ditches or curbs and gutters. She had the impression that the difference would be millions. She said this is a



**VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
August 17, 2020**

longtime project and everything will not be installed at the same time. Mr. Scala said he respectfully disagrees with Engineer Grosse's assessment. Mr. Goodwin said their difference is \$2.19 million. Ms. Joiner said in the long term, that is still not that big. Mr. Scala said some council members spoke about waste for the other developers. He said in his opinion, this money is a waste. He feels it will be closer to \$3 million. He said they speak of TIF funds, but that is over 30 years and is only projected, not guaranteed. He said in regards to the curbs and gutters, they would probably install them next year at one time if they have to. He said it is all money upfront that none of their potential clients want to pay right now. He said they have a lot of high-level clients and none of them want curbs and gutters. He said to date, no one from the Village has given any real reason why they want curbs, other than maintenance. He said he has agreed to maintain the road for 15 years. So far, everyone they have spoken to has no issues maintaining the ditches. He said at the end of the day, this is a waste and it sends the wrong message to people. Ms. Wolfe said for her it is not a maintenance issue, it is an appearance issue. Mayor Goldhardt said it is easy for someone who does not live here to call this a waste. He said those of us that do live here have to look and drive by it every day. He stated that it is ultimately our money and we will decide how it is spent. He said most of council has made it clear this is how we want to proceed. Ms. Wolfe said it sets a tone for all present and future developments within the community. Mr. Scala said in the future, there are a lot of other things that the money needs to go towards, such as deeper sewer lines and a lift station that the Village wants the developer to pay for. He stated that there will be a lot of pushback if this goes on and will change things dramatically. Mayor Goldhardt said council has the final say on how money will be spent and what will and will not be installed in this Village, not the developers. Some Council members have made it clear that they agree with our Village Engineers recommendation for curbs & gutters. Mr. Thompson asked Engineer Grosse how he obtained his figures. Engineer Grosse listed the locations he visited and informed Council that the figures he used came from actual bids. Mr. Thompson said over the course, this is not that bad. Mr. Scalia said he disagreed. Mr. Thompson said there are a lot of places to absorb that cost and it is our TIF money. Mr. Scalia said it is theirs upfront and at the end of the day it's the people moving in that make the TIF happen. Mr. Thompson said he does not believe a million dollars will impact companies coming into the development. Mr. Raif Webster of Van Trust said he disagrees with that statement. He said a lot comes along with the cost of a building and if it cost more, they will be at a disadvantage. He said things add up and there is a lot of infrastructure needed for this project. He said they are investing millions in this project. He said if they have to do the curbs and gutters, then they will do them, but does not think it is fair to say it is just a million dollars. Mr. Thompson said he is not saying that, he is saying that once a million dollars is spread throughout several buildings, they will get their money back. He said aesthetically, this is where we live and for him it is going to be curbs and gutters. Mr. Scala said aesthetically, this is a rural park. Ms. Joiner said it will not be rural anymore. She said this will be a corridor into the village and a high travelled area. Mr. Scala said last year, with the previous administration and council, this was agreed to. Mr. Thompson said he went back and looked and could not find where this was discussed for more than two minutes. He said nothing formal was brought to a meeting. Mr. Plank said for the next meeting, it may be good to get council the numbers on the TIF and a breakdown of what each will party will receive. Mr. Thompson said when he looks at the numbers, he understands Mr. Scala will front the money, but none of the users will ever be affected by that. He said the marketability of his property will only increase because of this. Mr. Webster said their portion is a fraction, but every dollar matters. Mr. Thompson said yes, that is why we are choosing to spend our dollars to make the property as aesthetically inviting as possible and to help them in the future when they decide to build another building and attract other clients. Mr. Scala said it is not the villages dollars. He said that only happens if there is leftover money after the infrastructure. He said if the cost spirals out of control, the village will not see anything. Mr. Thompson said that Mr. Scala sold Council on the fact that there would be extra money. Mr. Scalia said that was a year ago. Mr. Thompson said they have never looked at this property to make any money from the TIF because it will bring jobs and income tax into the Village. Mr. Webster asked if there are any other comments on the Preliminary Subdivision Plan. He said that he does not want to show up at the next meeting and have something left open. He said they need to move forward. Engineer Grosse said if council decides to require curbs and gutters, Mr. Goodwin has to provide a revised Preliminary Subdivision Plan to be approved at the next meeting. Mr. Plank said it appears that Council has made a decision to require curbs and gutters, so could we go ahead and approve the Preliminary Subdivision Plan tonight. Solicitor Cartee said we have already done a second reading tonight and can't do anything else until the next meeting. There was further discussion between Van Trust and Engineer Grosse on the plans needed. Council decided to hold a special meeting on September 10, 2020 at 6:30pm.



VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
August 17, 2020

Mr. Thompson said he wanted to address Ms. Geiger's concerns because he has the same concerns about Dough Boyz. Ms. Wolfe said she noticed it the other day. Mayor Goldhardt said they originally came to the Village and asked if we could put up no parking signs on Thursday evenings so they could park motorcycles on Hickory Alley. He said there was no issue closing the ally to allow the motorcycle parking. The problem was, they put tables in the alley and was drinking alcohol in the alley and on the sidewalks. He said Chief Jordan spoke to them and advised them that this is not allowed. The ally was for motorcycle parking only. He said last week they were back in the ally with tables again, so going forward, we will not be closing Hickory Alley. Mr. Thompson said he received a call saying there were people drinking in the park. He drove over to the area and saw about ten people sitting in the park drinking. Mayor Goldhardt feels that is a liquor board issue. Ms. Joiner feels the police department should follow through. Chief Jordan said he did not witness it, so he did not call the liquor board. Mr. Thompson said he feels that Chief Jordan should discuss the situation once again with Mr. Havens and that Hickory Alley will no longer be closed. He also needs to remind Mr. Havens that he, as a bar owner, is responsible for people who leave the premises with open containers of alcohol. Mr. Grassel agreed and said we need to let the Police Department do their job and handle the situation.

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



Allan D. Goldhardt, Mayor



Wendy Hastings, Fiscal Officer