



VILLAGE OF COMMERCIAL POINT  
COUNCIL MEETING MINUTES  
September 14, 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, Ms. Wolfe and Mr. Moore.

A motion was made to approve the August 17, 2020 C.O.W. Minutes by Mr. Thompson and seconded by Ms. Wolfe.

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

A motion was made to approve the August 17, 2020 Council Meeting Minutes by Mr. Thompson and seconded by Ms. Wolfe.

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

Solicitor Cartee proposed a wording change and amending the September 19, 2020 Special Meeting Minutes. A motion was made to approve the September 14, 2020 Special Council Meeting Minutes as amended by Mr. Moore and seconded by Ms. Joiner.

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

Administrative Reports:

- A. Mayor's Report - Mayor Goldhardt stated that he had been questioned about Halloween this year. He said the Village will proceed with Halloween as in the past years. Halloween will be held on October 31 from 6:00 p.m. - 8:00 p.m.
- B. Village Solicitor's Report - Solicitor Cartee discussed three pieces of legislation.
  1. Resolution 29-2020: He discussed a conflict of interest he has representing the village as he has represented the other parties involved in the past. He advised a partner from Cincinnati to take over this item.
  2. Ordinance 2020-18: He advised Council that they have to create a CRA Housing council which will hear appeals. He said it is made up of a total of seven members. Two of the members are appointed by the Mayor and three of the members are appointed by the Council. The final two members are appointed by those five members appointed by the Mayor and Council.
  3. Ordinance 2020-19: He discussed the background of the ordinance and the process involved.
- C. Police Chief's Report - Chief Jordan asked for Council input on the police report and if they prefer the old or new style of report. Council likes the new version.
- D. Village Administrator's Report - Administrator Crego said they are completing the last of the street repairs and other issues that need attention, including the curb at 121 Grove Run Road.
- E. Village Engineer's Report- VE Grosse provided an update on the following projects:
  1. Walker Point Phase 4, Section 1: The streets are being cut in now. Paving should start within the next thirty days. The sanitary, water and storm are all in the ground and will be tested in 60 days.
  2. Foxfire Phase 1: Sanitary work will start next week. Most of the earthwork is completed.
  3. Scioto Crossing Phase 1 & 2: Phase one is completed except for a few punch-list items. He said in Phase two, the concrete base curbs and gutters are in. He said they should complete the asphalt work next.
  4. Scioto Crossing Phase 3, 4 & 5: He said they had a pre-con meeting on September 1 for Phase three.
  5. Lift Station: He said they are still waiting on the EPA comments.
  6. Walker Road Project: He said Watcon Engineering has provided a proposal. He said they are still planning to bid this in January.
  7. Van Trust: He said they have completed a lot of their earthwork.



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- F. Zoning Administrator's Report – Zoning Administrator Kuzelka said he has contacted Wade Journey homes and they are reporting the 27 properties have been sold but they will not disclose who the developer is.
- G. Fiscal Officer's Report - Fund Status as of 8/31/2020: General \$2,242,421.72, Street Construction, Maintenance & Repair \$397,160.62, State Highway \$30,639.57, Parks & Recreation \$26,341.81, Permissive Motor Vehicle License Tax \$8,102.02, Enforcement & Education \$1,824.39, Ohio Peace Off Education & Training \$3,265.50, Housing Developments \$370,192.68, Other Special Revenue \$201,295.74, Other Capital Projects \$5,180.00, Water Operating \$2,083,609.96, Sewer Operating \$3,647,863.23, Garbage Operating \$38,555.57.

Legislative Reports:

- A. Bruce Moore - A motion to amend the agenda and add Resolution 30-2020 was made by Mr. Moore and seconded by Mr. Thompson. All were in favor and the motion passed.
- B. Tracy Joiner - Ms. Joiner asked if the curb on Grove Run was going to be repaired. Administrator Crego confirmed that it would be. She also asked if there could be more patrol on Grove Run Road during school hours.
- C. Jason Thompson – He had nothing to report at this time.
- D. Laura Wolfe - Ms. Wolfe asked to discuss the email from Ms. Blevins regarding the school bus stop sign. Administrator Crego said he just needs directions on where to place the sign. Mr. Thompson said it is not their job to tell him, he needs to look up the standards. Mayor Goldhardt said the administrator is requesting the location that the council wants the sign placed, not the sign standards. Mr. Thompson suggested that Administrator Crego contact the Teays Valley Transportation Department to see exactly where the bus stops at. Ms. Blevins said the bus stop is near the end of Brown and Main Street.
- E. Ryan Mitchem – He had nothing to report at this time.
- F. Aaron Grassel – He had nothing to report at this time.

Business Items:

- A. Sidewalk Sales Request: Mr. Havens addressed council concerning sidewalk sales. He said due to the COVID restrictions, they are seeking council approval, along with the State of Ohio's and Board of Health's approval, to expand his sales area to the sidewalk directly in front of Doughboyz or consider DORA legislation. Mayor Goldhardt confirmed if it was just for Thursdays. Mr. Havens said yes, Thursdays is their biggest night, but also perhaps one day on the weekend. He said he must have Commercial Point's approval to move forward with the process. Mr. Moore asked if he is just asking for the sidewalk in front of the building. Mr. Havens said yes. Ms. Joiner asked why they do not use their outdoor patio or parking lot instead of public property. Mr. Havens said people prefer to be out front where they can see their bikes and vehicles. Ms. Joiner said one of her concerns is the bar's ability to control their patrons. She said Mr. Thompson had witnessed their patrons in the park area. Mr. Havens said he tries to monitor the patrons and has signs posted in the front and the back of the bar. However, if he is in the kitchen cooking and someone walks down the sidewalk with a drink, Doughboyz is held responsible even though the signage is there. Mr. Havens asked if she supports the DORA legislation. Ms. Joiner said she does not understand it. She said she understands what they are going through but her concern is that the sidewalk is a small area and there are other areas they could utilize. Mr. Moore asked the Solicitor if one of the council members wanted to make a motion to approve the request, could it be done orally. Solicitor Cartee said he is not exactly sure if we would have to pass legislation, but his inclination is a resolution would be needed because the State of Ohio likes to see something formal. Mr. Havens said he would need a document stating the village approves this request. There was further discussion if a resolution or vote is needed for the Mayor's signature of consent.



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A motion was made to authorize the Mayor to sign Mr. Havens request for expanding his business onto the sidewalk in front of Doughboyz on Thursdays, Fridays and Saturdays from 6:00 p.m. to 10:00 p.m. by Mr. Moore and seconded by Mr. Thompson.

Discussion: Mr. Moore stated that his opinion is to allow a 23-foot section of sidewalk to be used by Doughboyz. He would also like to discuss DORA legislation in the future. Mr. Grassel said he feels we are moving too quick on this. He understands the urgency but would like to give the citizens a chance to understand what this entails. He would like to research the DORA option and speak with the Chief about what this might bring to the community. He feels there is an obligation to allow citizens to have input. His concern is that the sidewalk is next to the street where there is vehicular traffic and wants to make sure the Chief is ok with it before proceeding.

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

Council agreed to continue the discussion at the next council meeting with additional input from Chief Jordan and Solicitor Cartee.

- B. K-Nova Update: Bill Scalia of K-Nova distributed updated maps and a general summary of projected costs for the development to Council. He advised this information was given to the administration on September 1<sup>st</sup>. He noted a change from 6 to 7 acres that will be donated to the village. Mr. Moore stated that the 7 acres is not a donation, it is in exchange for another point of access into his property. Mayor Goldhardt asked that council review the information distributed. At the next C.O.W. meeting, he has asked Engineer Grosse to give an overview of where the Village is today with water and sewage connections, proposed trunk lines and potential growth areas. This information will be part of that discussion.

#### Legislation

##### First Reading:

Resolution 25-2020 A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO A CONTRACT WITH WATCON CONSULTING ENGINEERS & SURVEYORS FOR THE ENGINEERING COSTS OF THE WALKER ROAD IMPROVEMENT PROJECT.

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

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

A motion was made to adopt Resolution 25-2020 by Mr. Moore and seconded by Mr. Thompson.

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

Resolution 26-2020 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR AND DECLARING AN EMERGENCY.

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

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

A motion was made to adopt Resolution 26-2020 by Mr. Thompson and seconded by Mr. Moore.

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

Resolution 27-2020 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.

A motion was made to adopt Resolution 27-2020 by Mr. Thompson and seconded by Mr. Moore.

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



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Resolution 28-2020 A RESOLUTION CONSENTING TO OHIO DEPARTMENT OF TRANSPORTATION PROJECT PID 111195, D06 CITY NHS GUARDRAIL UPGRADE WITHIN THE VILLAGE OF COMMERCIAL POINT.

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

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

A motion was made to adopt Resolution 28-2020 by Ms. Joiner and seconded by Mr. Mitchem.

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

Resolution 29-2020 A RESOLUTION CONSENTING TO THE WAIVER OF CONFLICT OF INTEREST BETWEEN DINSMORE & SHOHL LLP, SOUTH CENTRAL POWER COMPANY, AND AMERICAN ELECTRIC POWER COMPANY IN THE RENEWAL OF ELECTRIC SERVICE FRANCHISE AGREEMENTS BETWEEN THE VILLAGE OF COMMERCIAL POINT, SOUTH CENTRAL, AND AEP. Discussion: Ms. Joiner asked if there are additional fees for this service. VS Cartee advised there will be and this falls under the special projects portion of the contract. He said as he understands the funds have already been appropriated.

A motion was made to adopt Resolution 29-2020 by Mr. Moore and seconded by Mr. Thompson.

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

Ordinance 2020-17 AN ORDINANCE SETTING WATER AND SEWER TAP FEES FOR THE VILLAGE OF COMMERCIAL POINT, OHIO, AMENDING ORDINANCE 2020-14, AND DECLARING AN EMERGENCY.

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

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

A motion was made to adopt Ordinance 2020-17 by Mr. Moore and seconded by Ms. Wolfe.

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

Ordinance 2020-18 AN ORDINANCE CREATING THE COMMUNITY REINVESTMENT AREA HOUSING COUNCIL OF THE VILLAGE OF COMMERCIAL POINT AND DECLARING AN EMERGENCY.

Discussion: Council will discuss this at the next C.O.W. meeting.

Ordinance 2020-19 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A COMMUNITY REINVESTMENT AREA PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT WITH COI RICKENBACKER INDUSTRIAL LAND, LLC AND THE DELAWARE COUNTY FINANCE AUTHORITY, AND DECLARING AN EMERGENCY.

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

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

A motion was made to adopt Ordinance 2020-19 by Mr. Moore and seconded by Mr. Thompson.

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

RESOLUTION 30-2020 A RESOLUTION REQUESTING THE VILLAGE OF COMMERCIAL POINT'S SHARE OF FUNDS FROM THE PICKAWAY COUNTY CORONAVIRUS RELIEF DISTRIBUTION FUND AND DECLARING AN EMERGENCY.

Discussion: Mayor Goldhardt advised Council if they pass this resolution, the village will receive over \$20,000 from the County that can be spent on anything COVID related. He said a second distribution is up for vote in the state house now. If passed, we could receive an additional \$60,000. He said we would have to incur the initial money by October 15, 2020 and spend it by December 30, 2020. He said



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we can reimburse our funds for any Covid related supplies already purchased. We may also spend it on anything reducing foot traffic coming into the building. He said his suggestion is to use the money to digitalize all of the Village documents. This would be a large, one-time up-front cost. It would be very similar to when the Village codified all of their ordinances. Mr. Thompson asked if it could be used for wages. Mayor Goldhardt said it does state you can use for hazardous pay. Mr. Thompson said he was thinking more about when the office was closed and using money to reimburse the funds that paid employees who stayed at home. Mayor Goldhardt said he is not sure about wage reimbursement.

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

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

A motion was made to adopt Ordinance 30-2020 by Mr. Moore and seconded by Mr. Thompson.

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

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

  
Allan D. Goldhardt, Mayor

  
Wendy Hastings, Fiscal Officer