

**VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
FEBRUARY 3, 2020**

Mayor Goldhardt called the meeting to order, followed by the Pledge of Allegiance. AA Baldwin took roll call with the following members present: Ms. Wolfe, Mr. Grassel, Mr. Moore, Mr. Mitchem, Mr. Thompson and Ms. Joiner.

A motion to approve the January 6th, 2020 Council Meeting Minutes as distributed was made by Mr. Moore and seconded by Mr. Thompson. All were in favor and the motion passed.

Administrative Reports:

- A. Mayor's Report_– He had nothing to report at this time.
- B. Village Solicitor's Report - VS Shamp reported the Cornwell Property agreement has been completed. Mr. Moore asked when the closing would be and VS Shamp advised him that it would be in a couple of weeks.
- C. Police Department Report – Chief Jordan was not present, so Mayor Goldhardt gave the January Police Report.
- D. Village Administrator's Report – He had nothing to report at this time.
- E. Village Engineer's Report - Engineer Grosse advised that Scioto Crossing experienced some problems on January 20th during the heavy rainfall. He said the culvert was clogged and flooded the adjoining property. He said the contractor responded the same day and it was taken care of. He advised a second culvert was installed to prevent this issue again. He also said that he has received the sanitary plans for Walker Point phase 4.
- F. Zoning Inspector's Report - ZI Kuzelka provided his report of permits and new builds. He advised that he has opened communications with the Pickaway County Building Department regarding Wade Journey Homes. Mr. Moore asked if the two new builds paid the new park and rec fee. FO Hastings said she thought the fee was for the new developments coming in, not anything existing. Mr. Moore asked VS Shamp to verify the ordinance and confirm either way.
- G. Fiscal Officer's Report - FO Hastings advised the December Year End documents are in their mailboxes. She just received the January statement, so she will have the bank req will be ready at the next meeting.

Legislative Reports:

- A. Bruce Moore- Mr. Moore asked about the budget for the upcoming year. FO Hastings said she has received the year end numbers from the auditor and has put together a budget. Council will discuss how to move forward later in tonight's meeting.

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- B. Tracy Joiner - Ms. Joiner stated that there is a residential rental property with multiple families living in it that are not related. The HOA told her that there is an ordinance in the village that prohibits this. She asked ZI Kuzelka to look into this matter. Ms. Joiner also asked if the stop sign near the school was supposed to be removed. Mr. Thompson stated no.
- C. Jason Thompson – He had nothing to report at this time.
- D. Laura Wolfe – She 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.

Business Items:

- A. Meeting Dates – Mr. Moore motioned, seconded by Mr. Mitchem to approve the meeting dates. All in favor, motion approved.
- B. Council Rules – Mr. Moore advised on page 3, under Council Meetings, 7:00pm should be removed and replaced with “as scheduled”. Mayor Goldhardt will update and asked for a motion to include the correction. Mr. Moore motioned, seconded by Ms. Joiner to approved the 2020 Council Rules. All in favor, motion approved.
- C. Karting Classic Event Plan – Mr. Thompson motioned, seconded by Ms. Joiner to approve. All in favor, motion approved.
- D. Mayor’s Recommendation for Zoning Board Members – Mayor Goldhardt discussed three people have left the Planning and Zoning board. He has submitted a letter of recommendation to Council for Becky Blevins, Mark Anderson and Walter Ariss. He asked for a motion to approve his recommendation. A motion to approve the Mayor’s recommendation was made by Mr. Moore and seconded by Ms. Joiner. All were in favor and the motion passed.
- E. Proposed C.O.W. Meeting February 10th – Mayor Goldhardt asked if council is interested to doing an additional C.O.W. meeting on February 10th to discuss the funding for the water plant. He said he has options put together that he would like to discuss with them. Council agreed to meet on February 10th at 7:00 pm to discuss the funding options for the water plant.
- F. Finance Committee – Mayor Goldhardt asked if council wanted to form a finance committee or just cover the budget in a C.O.W. meeting. Mr. Moore said he thinks they should form a Finance Committee and then discuss it at the C.O.W. meeting. Mayor Goldhardt asked who would like to be on the committee. Mr. Moore, Mr. Thompson and Ms. Joiner said they would like to be on the committee. A motion was made to form a Finance Committee consisting of Mr. Moore, Mr. Thompson and Ms. Joiner by Mr. Moore and seconded by Ms. Wolfe. All were in favor and the motion passed. Mr. Moore stated that he would like to schedule a meeting as soon as they can get the line items from each department. He said he expects each department to be very specific on their request for allocated monies. FO Hastings advised she has requested this from all departments and has not received anything as of yet. She requested that the Finance Committee meet next week.

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G. M/I TIF Agreement – Mayor Goldhardt shared the proposed TIF agreement from M/I. He said from his perspective, it appears they will take the reduced tap fee and subtract it from their original \$5.5 million asking price. Mr. Thompson said it puts the village in the same position. Mr. Moore said all he is seeing is them jostling numbers. Mayor Goldhardt said if council's bottom line is to only give them reduced tap fees, then they should take it back to M/I and advise them of this. Mr. Thompson is ok with giving them reduced tap fees, but no TIF money. Mr. Moore believes they can come up with an alternative that is mutually beneficial and is not opposed to Mr. Thompson's proposal. He did say he is ok with giving them 100% of the TIF if we are given the tap fee money upfront. Ms. Joiner said she reviewed the TIF's M/I sent to them and in one of them they outlined what the benefit was to the infrastructure of that particular location. She said one location was working on a dam and needed the money. She said she does not believe that we are at the point of having a desperate need. Mr. Moore said one thing that could be a benefit to the village would be an interconnected walk path, which is a significant expense. Mayor Goldhardt asked why would the village not take the TIF for ourselves and build it ourselves. Mr. Moore said the TIF only exist if they develop the land. He said if they want to come back with something else, they can discuss it. Mr. Thompson said his feeling is they can have the reduced tap fee, but we get 100% of the TIF. Mr. Grassel said he feels we should evaluate it and go back to them with options. Mr. Moore said they made it clear they are a much larger corporate entity then we deal with so he can say whatever he wants in the meeting but when he goes back to discuss it with the powers to be, things may be a little different. Mayor Goldhardt said M/I has asked for their Resolutions to be pulled from the second reading on the agenda tonight. FO Hastings said May 4th is the deadline for the third reading of the annexation piece. She said M/I Homes wanted the annexation done first, then the zoning and then the TIF in the same meeting. She said the annexation has to be done by May 4th. Ms. Joiner asked if we know the actual cost to the walk paths. VA Crego said he knows individual projects but not one this size. Mayor Goldhardt advised he will let M/I know of council's decision.

Legislation:

First Reading:

Ordinance 2020-01 AN ORDINANCE CLARIFYING THE WATER AND SEWER TAP FEE RATES CHARGED BY THE VILLAGE OF COMMERCIAL POINT, OHIO.

A motion was made to amend Ordinance 2020-01 to include emergency language by Mr. Moore and seconded by Ms. Joiner.

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

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

Roll Call: 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 2020-01 and declare an emergency was made by Mr. Moore and seconded by Ms. Wolfe.

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

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Ordinance 2020-02 AN ORDINANCE AMENDING SECTION 1042.09 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT PROHIBITING CERTAIN WASTEWATER AND COMMERCIAL / INDUSTRIAL PRETREATMENT METHODS.

Resolution 06-2020 A RESOLUTION ACCEPTING THE BID OF JAYCAR CONSTRUCTION FOR THE VILLAGE OF COMMERCIAL POINT WATER TREATMENT PLANT AND AUTHORIZING THE MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A CONTRACT WITH SAME.

Ms. Joiner asked if anyone discussed a 30-day extension with Jaycar. Mayor Goldhardt said Engineer Grosse spoke with them and we received a 45-day extension.

Resolution 07-2020 A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE MAYOR/VILLAGE ADMINISTRATOR SOCIAL SECURITY ACCOUNT 1000-710-212.

A motion to adopt Resolution 07-2020 was made by Mr. Moore and seconded by Mr. Thompson.

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

Second Reading:

Resolution 02-2020 A RESOLUTION APPROVING THE ANNEXATION OF 209.609+/- ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP (*Foxfire Development*).

Per M/I's request, the second reading has been pulled from the agenda.

Resolution 03-2020 A RESOLUTION APPROVING THE REZONING OF ±154.45 ACRES WITHIN THE VILLAGE OF COMMERCIAL POINT, OHIO (*Foxfire Development*).

Per M/I's request, the second reading has been pulled from the agenda.

Resolution 05-2020 A RESOLUTION TO MAKE PERMANENT APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF COMMERCIAL POINT, OHIO DURING THE FISCAL YEAR ENDING DECEMBER 31, 2020 AND DECLARE AN EMERGENCY.

Mayor Goldhardt did the second reading of Resolution 05-2020. Mr. Moore said he would like to discuss this. He said a lot of people are getting more interested in our budget as we grow and if we go forward with the reading and not table this, residents will not have the opportunity to ask questions. Mayor Goldhardt stated he just did the second reading. VS Shamp said he is comfortable with them tabling it. He said Mr. Moore wanted the motion before the second reading. FO Hastings confirmed Mayor Goldhardt already did the second reading. Mr. Moore said they will table it regardless and it can be up for third reading next time.

A motion to table Resolution 05-2020 was made by Mr. Moore and seconded by Mr. Thompson.

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

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Additional Items:

Mayor Goldhardt asked which members would like to attend the Councilman training on March 21, 2020. Ms. Joiner, Mr. Grassel and Mr. Mitchem are all interested in attending. FO Hastings advised them to watch their emails because once she submits it, they will send documentation to them.

Mayor Goldhardt said we received information to complete a RITA delegate form. He asked for a motion to make him the delegate and FO Hastings the alternate. A motion to appoint Mayor Goldhardt as the RITA delegate and FO Hastings as the alternate delegate was made by Mr. Thompson and seconded by Mr. Mitchem. All were in favor and the motion passed.

Mr. Moore asked VS Shamp if he was able to clarify the new build ordinance with the park fee. VS Shamp said the ordinance states that all new single family or multi family residential builds and commercial builds shall pay the park fee. FO Hastings asked if it was as of the date of passage. VS Shamp confirmed that it is.

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