



Village of Commercial Point
Council Meeting Minutes
March 16, 2020

Mayor Goldhardt called the meeting to order, followed by the Pledge of Allegiance. FO Hastings took roll call with the following members present: Ms. Wolfe, Mr. Mitchem, Ms. Joiner, Mr. Thompson and Mr. Moore. Mr. Grassel was not present.

A motion to approve the March 2, 2020 Public Hearing Minutes was made by Ms. Wolfe and seconded by Mr. Thompson. All members were in favor and the motion passed.

A motion to approve the March 2, 2020 Regular Meeting Minutes was made by Ms. Wolfe and seconded by Mr. Thompson. Mr. Thompson and Mr. Moore abstained. The remaining members were in favor and the motion passed.

Administrative Reports:

- A. Mayor's Report - Nothing to report at this time.
- B. Village Solicitor's Report - Nothing to report at this time.
- C. Police Department Report - Nothing to report at this time.
- D. Village Administrator's Report - VA Crego distributed copies regarding COVID-19 that has been used by other communities regarding drinking water. He said he has spent hours looking into this and talking to other departments to make sure we are doing everything we need to do regarding this situation. He reminded that wipes and paper towels are not items that are meant to be flushed.
- E. Village Engineer's Report- VE Grosse said Scioto Crossing is moving along quickly. He said they are getting ready to place the Water line down Durrett Road and tie it in at State Route 104. They have submitted plans for sections 3, 4 and 5, which will finish this project. He said he has received the plans for Walker Point which consists of 99 lots. He believes construction should start in May. He advised that the engineer for the K-Nova project on State Route 104 should have plans to them at the beginning of April. He said M/I Homes is moving forward with their plans. Mr. Moore stated our engineer's hours are limited to 60 hours per month and wondered if that is enough for all of the projects. VE Grosse said he is being very conscious of his hours and will Keep Mayor Goldhardt and VA Crego updated.
- F. Zoning Inspector's Report - ZI Kuzelka advised the only thing P&Z has coming up is the K-Nova project. He said he would like input from Council on this so they can make sure everyone is on the same page. Ms. Joiner asked Mr. Moore if he mentioned the bump outs or landscaping. Mr. Moore advised it probably is something he would have mentioned in his email to ZI Kuzelka. He said he has not seen any zoning documents yet. He said if they are building closer to the road, he would like nice landscaping.
- G. Fiscal Officer's Report- FO Hastings advised that on April 6, 2020, we will have a Public Hearing for the Scioto Crossing Zoning at 6:30. Fund Status as of 2/29/2020: General \$1,969,823.02, Street Construction Maintenance & Repair \$357,614.29, State Highway \$27,606.11, Parks & Recreation \$4,067.47, Permissive Motor Vehicle License Tax \$8,056.19, Enforcement & Education \$1,824.39, Ohio Peace Off Education & Training \$3,980.00, Housing Developments \$186,649.54, Other Special Revenue \$49,901.65, Other Capital Projects \$5,180.00, Water Operating \$2,582,952.65, Sewer Operating \$3,510,418.49, Garbage Operating \$53,898.27.



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Legislative Reports:

1. Bruce Moore- Mr. Moore thanked the Police Department and Administration for sending out the Nixle Notice advising that the Police Department will check on kids at home.
2. Tracy Joiner - Ms. Joiner asked if we have anyone scheduled for disconnection. FO Hastings advised that the pink slips will go out tomorrow and that we always try to call before disconnecting anyone. Mr. Moore asked how far behind are they before getting the pink slip. FO Hastings advised if they didn't make a payment in February, notifications go out in March for the March 15th payment. She advised the disconnection notice goes out on the 1st and the pink slip will go out tomorrow and that gives them 24 hours to pay. She said if they do not pay, then they are disconnected. Mr. Moore said going forward maybe we should consider suspending shut offs temporarily. FO Hastings said the only thing to remember, we are a smaller utility company. She said we will work with them as much as we can. VA Crego said we need to use discretion. He said if we have that policy in print, we will continue to have the same 40 people who will look at it as a freebie and if they get two months behind, they will never get caught up. Mr. Moore said he was not aware we already worked with them. He said he understands people will be impacted, but not for another month.
3. Jason Thompson - Nothing to report at this time.
4. Laura Wolfe - Nothing to report at this time.
5. Ryan Mitchem - Nothing to report at this time.
6. Aaron Grasse I- Not Present.

Legislation:

For First Reading:

Resolution 09-2020 A RESOLUTION TO APPROVE AN ECONOMIC DEVELOPMENT PLAN AND TO STATE THAT THE VILLAGE MAY PROCEED WITH APPROVAL OF A TAX INCREMENT FINANCING INCENTIVE DISTRICT FOR SCIOTO CROSSING.

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

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

A motion was made to adopt Resolution 09-2020 by Mr. Thompson and seconded by Mr. Mitchem.

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

Resolution 10-2020 A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT 1000-910-910 AND TRANSFER SAID MONIES TO THE MAINTENANCE AND REPAIR OF BUILDINGS ACCOUNT 1000-710-431.

FO Hastings advised she missed this one so it is just a correction. A motion was made by Mr. Moore and seconded by Ms. Wolfe to adopt Resolution 10-2020.

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



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Resolution 11-2020 A RESOLUTION TERMINATING THE AGREEMENT BETWEEN THE VILLAGE OF COMMERCIAL POINT AND FROST BROWN TODD, LLC FOR SERVICES AS VILLAGE SOLICITOR.

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

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

A motion to adopt Resolution 11-2020 was made by Mr. Moore and seconded by Ms. Wolfe.

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

Resolution 12-2020 A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND/OR VILLAGE ADMINISTRATOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A CONTRACT EFFECTIVE MAY 1, 2020 AND CONTINUING THROUGH DECEMBER 31, 2021 WITH DINSMORE & SHOHL LLP FOR SERVICES AS VILLAGE SOLICITOR.

A motion was made to waive the three readings by Mr. Thompson and seconded by Ms. Joiner. Roll

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

A motion was made to adopt Resolution 12-2020 by Ms. Wolfe and seconded by Mr. Mitchem.

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

For 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.

A motion was made to remove Resolution 02-2020 from the table by Mr. Moore and seconded by Ms. Joiner.

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

Mayor Goldhardt did a second reading of Resolution 02-2020.

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

A motion to remove Resolution 03-2020 from the table was made by Mr. Moore and seconded by Ms. Wolfe.

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

Mayor Goldhardt did a second reading of Resolution 03-2020.

Additional Items

Mr. Thompson asked about Walker Road. VA Crego said they have an engineering company involved. He said if this is done as planned, we will have to create a detour. He does not see that as favorable right now. He said they discussed getting the engineering part completed now. After the entrance to Walker Point Phase 4 is completed, it will allow for another access to Walker Point and they can actually close Walker Road. Mr. Thompson asked how long Walker Road would have to be closed. VE Grosse said it would be a minimum of 30 days. He is estimating the new entrance into Walker Point being completed in September. Mr. Moore asked if the new entrance will connect to the first phase? VE Grosse said yes. Mr. Thompson asked if there has been



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any discussion with the township. VE Grosse said he has had discussion with them. Mr. Thompson asked if they are doing a patch or full fix. VE Grosse said a full fix.

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

Allan D. Goldhardt, Mayor

Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant