



VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
March 2, 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. Mitchem, Ms. Joiner, Mr. Thompson and Mr. Moore.

A motion was made to approve the February 17, 2020, Public Hearing Minutes by Ms. Wolfe and seconded by Ms. Joiner. Mr. Thompson and Mr. Moore abstained. The remaining members were in favor and the motion passed.

A motion was made to approve the February 17, 2020, C.O.W. Meeting Minutes by Ms. Wolfe and seconded by Mr. Mitchem. Mr. Thompson and Mr. Moore abstained. The remaining members were in favor and the motion passed.

A motion was made to approve the February 17, 2020, Regular Meeting Minutes by Ms. Wolfe and seconded by Mr. Mitchem. Mr. Thompson and Mr. Moore abstained. The remaining members were in favor and the motion passed.

Administrative Reports:

- A. Mayor's Report - Mayor Goldhardt advised the council that he met with Rockford Homes, Fisher Homes and a land owner last week. He said this was the first initial meeting with the village and he feels that the next step would be for them to meet with the council at the C.O.W. Meeting on March 16, 2020. He said at that time they will provide a brief overview of what they are looking to do, which involves 400 acres. He advised council that he would also like to discuss the Scioto Crossing TIF, the Walker Point TIF and the new village solicitor contract at the meeting as well.
- B. Village Solicitor's Report - VS Solicitor Shamp advised that the Village will be closing on the Cornwell Property this Friday and have it recorded early next week.
- C. Police Department Report - Chief Jordan discussed the February activities report. He acknowledged Sergeant Murphy and Officer Kelly on handling situations in the village. He also acknowledged Officer McCrabb for completion of an assignment for the U.S. Air Force. He advised the council that half of the department is made up of military veterans. Chief Jordan said he has made some recent changes in the Policy Manual. He said this month, in conjunction with the Pickaway County EMA, we will participate in a drill for Active Shooter Emergencies within the school.
- D. Village Administrator's Report - VA Crego advised they will start the process of working through the needs for the Walker Point street project.
- E. Village Engineer's Report - VE Grosse advised council that Scioto Crossing continues to moved ahead and is 60% complete with the Sanitary and Sewer lines and 10% complete with the storm sewers. He said they are in the process of reviewing the sanitary plans for Walker Point Phase 4 and the street, storm and water plans should be delivered in the next couple of weeks.
- F. Zoning Inspector's Report - ZI Kuzelka advised that the Zoning Board held their first meeting February 27, 2020. He provided a report of zoning activities.
- G. Fiscal Officer's Report - FO Hastings advised the financials are not ready because the bank statements were not online yet. She reminded everyone that Shred Day is May 2 from 10:00 am – 1:00 pm.

Legislative Reports:

1. Bruce Moore - Nothing to report at this time.
2. Tracy Joiner - Nothing to report at this time.
3. Jason Thompson - Nothing to report at this time.
4. Laura Wolfe - Nothing to report at this time.



VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
March 2, 2020

Legislative Reports (continued):

5. Ryan Mitchem - Nothing to report at this time.
6. Aaron Grassel- Nothing to report at this time.

Citizen Comments:

Mayor Goldhardt informed everyone that during citizen comments, citizens may approach the podium, state their name and address and voice their concerns to the council. He advised them that the council will not respond to any of their questions or concerns at this time. This is the time for the council to listen, not speak. He said if council wishes to address any questions or concerns brought forward, they will do so at the appropriate time during the meeting.

Mr. John Burtell, owner of Station House 81, advised the council that a letter was dropped off to him from Tracy Joiner regarding doing away with the Police Department. He just needed to understand why it was dropped off and he was receiving phone calls. He said he would be 1000% against this move. He said he felt this was odd the way it was done.

Ms. Melinda Mowery said she is really upset about trying to do away with the Police Department. She said the Sheriff's Department is good, but it would take time to get to Commercial Point. She said if we go with the Sheriff's department, they need to be stationed in Commercial Point. She stated that she likes the personal contact with the village police department.

Business Items:

- A. Sheriff's Department: Sheriff Radcliff stated that he was contacted by Ms. Joiner to prepare a contract for the Sheriff's Department to cover Commercial Point. He said this is the third time that he has been asked by council to present a contract to the Village. He said he has a very good working relationship with Chief Jordan. He stated that in this contract, a deputy would work out of the village office and use a village vehicle. He said there would be three full-time and two part-time deputies. He said regardless of what happens here, the Sheriff's Department will still assist the Village. Ms. Joiner said some of the citizens' concerns was coverage in the Village. Sheriff Radcliff said they would be dedicated to the Village and would not be called away any more than the current police are called away. Ms. Joiner said another concern is the accountability of his staff. She asked Sheriff Radcliff what they have in place to know where his deputies are at. Sheriff Radcliff advised her that they have GPS on their cars and the dispatchers can monitor their location. Ms. Joiner asked what kind of tenure they are looking at bringing into the village. Sheriff Radcliff said they would not be bringing in a new person. Ms. Joiner asked about their training schedule. Sheriff Radcliff advised that they do ongoing training as needed. Mr. Moore asked for clarification on what equipment we would be providing, other than the vehicles. Sheriff Radcliff said any equipment needed. He said the uniforms and guns are provided by the Sheriff's Department. Mr. Moore asked if we would be responsible for the LEADS contract. Sheriff Radcliff said that would fall under them. Mr. Moore asked about the cost of remarking cruisers. Mr. Roeser would need to look into that cost. Sheriff Radcliff advised the council that the Sheriff's department is unique because they have specific uniforms they must wear and all markings on their cars have to be done a certain way. Mr. Moore asked about the payment wording. Sheriff Radcliff said that is negotiable. Mr. Moore asked about participation in the community outreach programs or special events. Sheriff Radcliff said they currently provide reserve officers for the go-kart races and the homecoming festival at no charge. Mr. Moore asked about the GPS tracking and what the cost would be to have them installed on our cars. He is estimating about \$1000. Mr. Thompson asked if we are still responsible for the liability. Sheriff Radcliff said it depends, if it's a bad arrest, everyone is liable. He said if it is something created by this council then yes, if created by the Sheriff's Department, no. Mr. Thompson asked if we still need to provide insurance and bonding. Sheriff Radcliff said no, it would be under them. He said they would be a Deputy Sheriff, not a village police officer. Mr. Grassel asked what their preference would be using state code vs village code. Sheriff Radcliff said their preference is state code, but they can enforce village code. Mr. Moore said as a discussion point, these positions in the village fall under a reimbursing employer. He said if our full-



VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
March 2, 2020

time officers are let go, the village would be responsible for paying unemployment compensation. He said looking into it along with other information provided by FO Hastings, the first year could be as much as \$8,000 or more per person. He said for the first year, it is not a cost savings. Ms. Joiner addressed Mr. John Burtell of Station House 81. She said a member of his staff approached her with a concern that they would be unprotected and the Sheriff's Department would not be in the village. She said she spoke to her and advised her that she would drop off a copy of the proposal for them to review. Mr. Burtell stated that they have built a great relationship with the village police department and is happy with what we have. Mayor Goldhardt asked if council wanted this added the C.O.W. meeting. Ms. Joiner said yes.

- B. Genoa Crossing Tap Fee Reduction: Mayor Goldhardt said he was asked to add this to the agenda. ZI Kuzelka said Mr. Hill advised him that he was not notified about it being placed on the agenda. Mr. Thompson and Mr. Moore were not present during the initial meeting so this will be moved to the next council meeting.
- C. M/I TIF Agreement: Mr. Josh Barkin addressed council. He said last week they submitted a third proposal. He said in this proposal they are asking for the first \$2 million dollars from the TIF payments, tap fee reductions and no interest payments. Mr. Moore said in previous Village TIF agreements, wording was included that said any cost the Village may incur that is associated with reviewing their cost submittals would be reimbursed. He asked Mr. Barkin if they would entertain adding that language. Mr. Barkin said yes. Mr. Moore asked if any reasonable administrative cost to complete the TIF would be reimbursed as well. Mr. Barkin said they would be happy to help with any reasonable cost incurred by the Village. Mr. Moore said one of the things they had discussed was the development of a community park plan which would benefit current and new residents. He asked if M/I would be able to have their Engineers help with a development plan for the parks. Mr. Barkin said yes, this is something they could help with. Mr. Moore asked Mr. Underhill to develop language to reflect this in the TIF. Mr. Underhill then asked if the Village could send him the language used in our other TIF's concerning Village costs. FO Hastings offered to forward the information to Mr. Underhill. Mayor Goldhardt said he would place the TIF Agreement on the C.O.W. Meeting and council meeting agendas for more discussion. Mr. Moore asked if they were comfortable with the council not removing the two M/I resolutions on tonight's agenda from the table. He stated that if we do that at the next meeting, it would give the citizens an opportunity to review them. Mr. Barkin said that would be fine.
- D. 2020 Permanent Budget: Mayor Goldhardt advised Council that since the copy of the budget was sent out to council, there have been four minor changes. FO Hastings said the items in the peach color are expenses they did out of the temporary budget. When they did the permanent budget, they did not allow enough money for the expenses she had already paid this year. She said the new amounts listed will allow for her to cover expenses already paid. She said the items highlighted in blue shows where the Village is putting \$1.5 million dollars down on the water plant. She said the OWDA will not grant any further money unless we pay off our existing engineering loan or roll that loan into the new water plant loan. She said she took the \$1.5 million plus the amount she had set aside for the payment of the engineering loan, added them together and took out the \$720,000 to pay off the engineering loan. She said the remaining part went towards the tap fee monies collected for the plant expansion. She said it does not look like we are putting the \$1.5 million down at this time, but once we start collecting tap fees, she can go to the auditor and ask for additional appropriations. Ms. Joiner asked if Council can adjust certain line items in the budget at this time. She suggested removing the \$15,000 Police Captain line item within the Police Department. She said it looks like a larger budget verses what we have in staff. FO Hastings advised Ms. Joiner that we do have a Police Captain. She said Mayor Goldhardt requested that line item be inserted since we have a Captain's position. Ms. Joiner asked about Lexipol and the cost. FO Hastings stated that it is \$3,800 per year and has been paid through September of this year. Mr. Thompson said at this point, the Council is late on the budget. He also stated that in the budget committee meeting, they went line by line and already discussed every item in this budget. He said he is fine with the way it is now.



VILLAGE OF COMMERCIAL POINT
COUNCIL MEETING MINUTES
March 2, 2020

Legislation:

For Third Reading:

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.

A motion to adopt Ordinance 2020-02 was made by Ms. Joiner and seconded by Mr. Moore

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

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.

A motion to adopt Resolution 06-2020 was made by Mr. Moore made and seconded by Mr. Thompson.

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

Additional Items:

A motion was made to amend the agenda and add Resolution 05-2020, the permanent budget for 2020, by Mr. Moore and seconded by Mr. Thompson.

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

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

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

A motion was made to approve Resolution 05-2020, by Mr. Moore and seconded by Ms. Wolfe

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

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

Allan D. Goldhardt, Mayor

Wendy Hastings, Fiscal Officer