



**Village of Commercial Point
Council Meeting Minutes
November 1, 2021**

Mayor Goldhardt called the meeting to order at 7:00 pm. Administrative Assistant Baldwin took roll call with the following members present: Mr. Mitchem, Ms. Geiger, Ms. Joiner, Mr. Grassel and Mr. Thompson. Ms. Wolfe was not present.

A motion was made to approve the October 18th, 2021 Committee of the Whole Meeting Minutes by Ms. Joiner and seconded by Mr. Mitchem. Mr. Thompson abstained. The remaining members present were in favor. The motion passed.

A motion was made to approve the October 18th, 2021 Council Meeting Minutes by Ms. Joiner and seconded by Mr. Mitchem. Mr. Thompson abstained. The remaining members present were in favor. The motion passed.

A motion was made to approve the October 25th, 2021 Special Council Meeting Minutes by Ms. Geiger and seconded by Mr. Thompson. All members present were in favor. The motion passed.

Administrative Reports:

- A. Mayor's Report – He had nothing to report at this time.
- B. Village Solicitor's Report – Solicitor Cartee discussed legislation on the agenda. On Ordinance 2021-37, he suggested that council postpone the vote indefinitely due to the Special Committee of the Whole meeting scheduled next week. He explained an associate from his firm will join them to discuss public financing options.
- C. Police Chief's Report – He was not present. Mayor Goldhardt said Chief Jordan asked him to thank Ms. Joiner and Ms. Geiger for providing food for the officers on Trick or Treat night.
- D. Village Administrator's Report – Administrator Crego discussed the current street repairs. He advised Council that all of the repairs on his list will be completed. He discussed the concern with the new walk path from Chestnut Estates and the irrigation lines that were damaged by the contractor. He said they were very shallow and had been installed by the developer. He said the Village owns that strip of land, but he believes it is something we need to look at in the spring and either partner with the developer or take care of putting the lines in a different way.
- E. Village Engineer's Report - Engineer Derwacter said a Notice To Proceed has been given to Columbus Asphalt for Walker Road. She said they do not have their schedule or dates proposed. She said for Ordinance 2021-43, they are working with the developer on a Performance Bond, but would not recommend passing the ordinance until the bond is in hand.
- 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. Tracy Joiner – She had nothing to report at this time.
- B. Ryan Mitchem – He had nothing to report at this time.
- C. Aaron Grassel – He had nothing to report at this time.
- D. Jason Thompson – He said council has recently approved a lot of variances for parking spaces and he knows we have more coming up. He would like to add an ordinance to the agenda that would amend a portion of the Village Zoning Code concerning parking spaces.
A motion was made to amend the agenda to include Ordinance 2021-44 by Mr. Thompson and seconded by Ms. Joiner. All members present were in favor. The motion passed.



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- E. Nancy Geiger - She said the Parks & Recreation Committee have been working on getting new lighting around the park area in the center of town. They are also looking into led Christmas lights to install on our poles. She will give Council some additional information at the appropriate time during tonight's meeting.

Citizen Comments:

Mr. Ralph Wolfe, township trustee, advised Council that December 18th is Reach Across America Day, which is a day to honor the veterans buried in the cemetery. He thanked Ms. Joiner for giving him this information. He also said that he spoke with the park district in Pickaway County about grants for the Village of Commercial Point. He has given this information to Ms. Geiger. He said more information can be found on their website SciotoTownship.ohio.gov regarding Reach Across America Day.

Business Items:

- A. Projected K-Nova TIF Income – Mr. Bruce Moore introduced Chris Connelly. He advised there have been a lot of changes since the last projected TIF amounts were given to the Village. He said what we will see tonight are numbers based on actual data and also based on what K-NOVA hopes the village will allow it to do with the property. He said it does incorporate the property west of State Route 104 (DHL) as well as Pizzuti as a potential purchaser. Mr. Chris Connelly addressed council to discuss the TIF and CRA tax abatement. He gave an overview of how the process works and when the village should see funds. He displayed a spreadsheet for council. Mayor Goldhardt asked for this to be sent electronically to the administration. He also explained the TIF payout schedule. Mr. Grassel asked for risk of property value. Mr. Connelly said those are things that, when going into the bond market, investors weigh and figure out. He said it is always a risk. Ms. Joiner asked if the risk is on the person who purchases the bond or put onto the person who sells the bond. Mr. Connelly said the person who buys the bond. Solicitor Cartee asked if the 30-year TIF is he speaking about starts in 2022 or will it be a little more staggard, parcel by parcel. Mr. Connelly said parcel by parcel. He said the TIF takes in a big area. He said just because one part of the land value increases, does not mean the entire area does.

Legislation:

First Reading:

Ordinance 2021-42 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT AS TO PARCEL B (LOT 1) IN THE RICKENBACKER EXCHANGE DEVELOPMENT WITH COI RICKENBACKER INDUSTRIAL LAND, LLC AND SCIOTO EXCHANGE LLC, AND DECLARING AN EMERGENCY.
Mayor Goldhardt did a first reading, title only.

Ordinance 2021-43 AN ORDINANCE ACCEPTING THE FINAL PLAT OF SCIOTO CROSSING SUBDIVISION SECTION 5.
Mayor Goldhardt did a first reading, title only.

Resolution 35-2021 A RESOLUTION APPROVING THE MAJOR SITE PLAN APPLICATION FOR SCANNELL PROPERTIES #556, LLC ON BEHALF OF K-NOVA.

Mayor Goldhardt did a first reading, title only.

Mayor Goldhardt invited Scannell to speak. Mr. Dan Harrington of Scannell addressed council and explained they are looking at Lots 7, 8 and 10. He said they closed on Lots 8 & 10 and have a delayed closing on Lot 7. He said on Lot 10 they plan to build a million square foot building and a 300,000 sq. ft. building on Lot 8. He showed a drawing of the proposed layout of the buildings. Ms. Joiner said she noticed they do not show the mounding, trees or landscaping on the drawing. Mr. Harrington said they did not show that at this time because they need some additional information. Ms. Geiger asked if parking is along State Route 104. Mr. Harrington said yes. Ms. Geiger asked if this would be an issue if 104 needs to be widened? Engineer Derwacter said they will need to look at the traffic study to see how everything lines up. Mayor Goldhardt said they have submitted a variance request for parking and trees. He said once it was reviewed by the Village, they were told that they do not need a variance for trees. The just need a variance for parking only.

Resolution 36-2021 A RESOLUTION APPROVING THE MAJOR SITE PLAN APPLICATION FOR SCANNELL PROPERTIES #556, LLC.

Mayor Goldhardt did a first reading, title only.



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Resolution 37-2021 A RESOLUTION APPROVING THE MAJOR SITE PLAN APPLICATION FOR SCANNELL PROPERTIES #556, LLC.
Mayor Goldhardt did a first reading, title only.

Resolution 38-2021 A RESOLUTION TO MAKE TEMPORARY APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF COMMERCIAL POINT, OHIO DURING THE FISCAL YEAR ENDING DECEMBER 31, 2022. VILLAGE OF COMMERCIAL POINT.
Mayor Goldhardt did a first reading, title only.

Ordinance 2021-44 AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT TO REPEAL AND REPLACE SECTION 1185.02 OF THE ZONING CODE AND DECLARING AN EMERGENCY.
Mayor Goldhardt did a first reading, title only.

Second Reading:

Ordinance 2021-38 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND VILLAGE ADMINISTRATOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A PREANNEXATION AGREEMENT WITH SB LANE CRABTREE LLC AND WILLIAM LANE, TRUSTEE OF THE W.M. LANE TRUST DATED JUNE 14, 1994 FOR THE ANNEXATION OF 152.469 +/- ACRES INTO THE VILLAGE OF COMMERCIAL POINT.
Mayor Goldhardt did a second reading, title only.

Ordinance 2021-40 AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT TO REPEAL AND REPLACE SECTION 1117.04, SECTION 1141.03, AND SECTION 1195.05 OF THE ZONING CODE, AND DECLARING AN EMERGENCY
Mayor Goldhardt did a second reading, title only.

Ms. Joiner said she, two other council members and the mayor were present at the DHL meeting held at township building last week. She said she spoke with Steve Hess of DHL regarding impact fees. He said he could build a tower for \$.10 sq. ft. but does not want it on his property. He told Ms. Joiner he is not crazy about the fee but understands why we need it. Ms. Joiner said he was open to paying the fee, he just did not like \$.25 sq. ft. Ms. Joiner said she has requested a special Committee of the Whole meeting next Monday so council can discuss upcoming expenses and public financing. Mr. Thompson asked if this is the same ordinance as the one voted down last month. Mayor Goldhardt said yes it is. He said that he was approached by council to put this back on the table and if council wants to change the wording, they can substitute the language before voting on it. Mr. Thompson expressed his disapproval of bringing this back to the table. Ms. Geiger said the township is getting \$.05 sq. ft. per building and if the DHL rezoning is approved, they get an additional \$250,000. She asked what is the Village getting? Mr. Thompson said that the Village gets the TIF dollars. Ms. Geiger reminded him that the TIF dollars don't really kick in for 16 years and then K-Nova gets 90% of the money. Ms. Geiger said she is hearing that the developers are not completely against it and we need to look towards the future and be prepared. She said she feels it needs to be discussed further.

Third Reading:

Ordinance 2021-35 AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT TO REPEAL AND REPLACE SECTION 1117.04 OF THE ZONING CODE AS TO SITE DEVELOPMENT PLAN FEES, AND DECLARING AN EMERGENCY.
Mayor Goldhardt did a third reading, title only.

A motion was made to adopt Ordinance 2021-35 by Mr. Thompson and seconded by Ms. Geiger.

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

Ordinance 2021-36 AN ORDINANCE REPEALING AND REPLACING CHAPTER 820 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT TO INCREASE THE MUNICIPAL INCOME TAX RATE FROM 0.75% TO 1.00% AND TO PROVIDE FOR A CREDIT OF 0.25% TO RESIDENTS WHO PAY



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INCOME TAX TO ANOTHER OHIO MUNICIPAL CORPORATION AS OF JANUARY 1, 2022, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a third reading, title only.

A motion was made to postpone Ordinance 2021-36 by Ms. Joiner and seconded by Mr. Mitchem.

Roll call vote: Mr. Grassel - Yes, Ms. Joiner - Yes, Mr. Mitchem - No, Ms. Geiger - No and Mr. Thompson - No. The motion failed.

There was no motion to adopt Ordinance 2021-36. The ordinance died due to a lack of a motion to adopt.

Ordinance 2021-37 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND VILLAGE ADMINISTRATOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A PREANNEXATION AGREEMENT WITH S & G COMMERCIAL POINT LTD., MICHAEL EDWARD STRUCKMAN, TRUSTEE OF THE MICHAEL EDWARD STRUCKMAN TRUST U/T/D MARCH 31, 2003, WENDY SIZEMORE, TRUSTEE OF THE WENDY SIZEMORE TRUST U/T/D DECEMBER 12, 2019, AND ROCKFORD HOMES, INC. FOR THE ANNEXATION OF 340.33 +/- ACRES INTO THE VILLAGE OF COMMERCIAL POINT.

Mayor Goldhardt did a third reading, title only.

A motion was made to postpone Ordinance 2021-37 indefinitely by Ms. Joiner and seconded by Mr. Thompson.

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

Pending Administrative Actions:

Resolution 34-2021 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE POLICE DEPARTMENT CAPITAL OUTLAY ACCOUNT 1000-110-590.


Mr. Thompson A motion was made to adopt Resolution 34-2021 by Mr. Thompson and seconded by Ms. Joiner.

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

Additional Items:

Ms. Geiger discussed light poles for the park and Christmas lights for the poles on the main streets. She said they are wanting to get councils approval to spend some of their funds for this. Mr. Thompson asked if it was from the Parks and Recreation Account. Ms. Geiger said it was from the Land Improvement Account. Fiscal Officer Hastings said that a quote is needed so she can issue a purchase order. Ms. Joiner said they would like to also get some flags that would help make the village more inviting. Ms. Geiger discussed price points. Council requested for them to bring a quote for the items they are requesting. Solicitor Cartee asked Ms. Geiger to submit the information to him and Mayor Goldhardt when she has it ready in the event of needed legislation. He said they will then forward the information to the rest of the council members.

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


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer