



**Village of Commercial Point
Council Meeting Minutes
March 15, 2021**

Mayor Goldhardt called the meeting to order. Administrative Baldwin took roll call with the following members present: Mr. Mitchem, Ms. Joiner, Mr. Grassel, Ms. Wolfe, Ms. Geiger and Mr. Thompson.

A motion was made to approve the March 1st, 2021 Regular Meeting Minutes by Ms. Joiner and seconded by Mr. Mitchem. Ms. Wolfe abstained. All other members 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 – Solicitor Cartee discussed Ordinance 2021-06 and advised of a typo found as well as other changes. He then discussed the other legislation on the agenda. He advised the Council that he was notified by the Century Communities attorney about a parking issue between them and the HOA. His understanding is that they reached a tentative agreement and it may impact the village because one of the 27 lots within the performance bond with the Village may be removed from the agreement and replaced with off street parking. He advised council that the previous agreement may need amended.

- C. Police Chief's Report – The monthly police report has been distributed electronically.

- D. Village Administrator's Report – Administrator Crego advised Council that he will work on signage for the Snow Emergency ordinance that is currently in front of them.

- E. Village Engineer's Report – Susan Derwacter advised Council that all projects are progressing.

- F. Zoning Administrator's Report – Administrator Kuzelka said that it is getting into patio, porch and swimming pool season and he is watching to make sure all new installs have permits.

- G. Fiscal Officer's Report –

Fund Status as of 2-26-2021

General	\$2,404,986.95
Street Construction	\$455,378.62
State Highway	\$35,974.42
Parks and Recreation	\$60,806.76
Permissive Motor Vehicle License Tax	\$8,110.47
Coronavirus Relief Fund	\$1.82
Enforcement & Education	\$1,824.39
Ohio Peace Officer Education & Training	\$2,740.50
Housing Developments	\$583,272.42
Other Special Revenue	\$201,295.74
Other Capital Projects	\$5,180.00
Water Operating	\$1,732,382.26
Sewer Operating	\$4,201,500.56
Garbage Operating	\$55,109.22

Mr. Thompson asked if Fiscal Officer Hastings had any questions or concerns with the budget. She said no, but she may need to move money at the end of the year for insurance since they are considering making the sergeant position full-time. She also stated that medical coverage amounts are going up about \$90 per individual per month.



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Legislative Reports:

- A. Tracy Joiner - She had nothing to report at this time.
- B. Laura Wolfe – She had nothing to report at this time.
- C. Ryan Mitchem – He had nothing to report at this time.
- D. Aaron Grassel – He had nothing to report at this time.
- E. Jason Thompson – He had nothing to report at this time.
- F. Nancy Geiger – She had nothing to report at this time.

Citizen Comments:

Mr. Keavin Hill addressed council about his concerns with Century Complete construction issues within Genoa Crossing.

Business Items:

No items to discuss.

Legislation:

First Reading:

Ordinance 2021-06 AN ORDINANCE AMENDING SECTION 2 OF THE CODIFIED ORDINANCES APPENDIX RELATED TO PARKING BANS DURING SNOW EMERGENCIES AND THE DECLARATION OF SNOW EMERGENCIES WITHIN THE VILLAGE OF COMMERCIAL POINT.

Mayor Goldhardt did a first reading, title only.

A motion was made to substitute the language in the ordinance by adding the number “3” after Level 2 in Section 2, (b) (1) by Mr. Mitchem and seconded by Ms. Joiner.

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

Second Reading:

Resolution 06-2021 A RESOLUTION APPROVING THE DEVELOPMENT PLAN APPLICATION FOR FOXFIRE SUBDIVISION PHASE 2, PARTS 1 & 2.

Mayor Goldhardt did a second reading, title only.

Solicitor Cartee stated that in a Development Plan the council has two roles, Administrative and Legislative. He said council adopted the role of the Planning Commission once it was abolished. Under Ohio law, the council does not have to do three readings on three separate days when performing an administrative function. Unlike a Preliminary Plan or a Final Plat, which changes the nature of the village, those are considered to be legislative functions and do require three separate readings. He said the Development Plan application is considered an administrative function. In his opinion, it has been approved by the Village Engineer and it is only before Council to make sure no major changes have occurred between it and their previously approved preliminary plan.

A motion was made to adopt Resolution 06-2021 by Ms. Geiger and seconded by Mr. Grassel.

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



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Third Reading:

Resolution 04-2021 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, 2021, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a third reading, title only.

A motion was made to substitute the language in the resolution to accept the recommendations of the Budget Committee by Ms. Joiner and seconded by Ms. Wolfe

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

A motion was made to adopt Resolution 04-2021 by Mr. Thompson and seconded by Mr. Mitchem.

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

Additional Items:

No additional items were brought to the table.

A motion was made to adjourn 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