



Village of Commercial Point
Council Meeting Minutes
January 4, 2021

Mayor Goldhardt called the meeting to order at 7:00 p.m. Administrative Assistant Baldwin took roll call with the following members present: Mr. Grassel, Mr. Mitchem, Ms. Joiner, Mr. Thompson, Ms. Wolfe and Mr. Moore.

Ms. Joiner asked to amend the proposed December 21, 2020 COW Meeting Minutes by having the changes made to the 2021 Council Rules inserted. A motion was made to approve the December 21, 2020 C.O.W. Minutes as amended by Mr. Thompson and seconded by Mr. Mitchem. Mr. Moore abstained. The remaining members were in favor. The motion passed.

Ms. Joiner asked to amend the proposed December 21, 2020 Regular Meeting Minutes by having the date and time that the required submittals were received in the Village Office for K-Nova's Preliminary Plan. A motion was made to approve the December 21, 2020 Regular Meeting Minutes as amended by Ms. Joiner and seconded by Mr. Thompson. Mr. Moore abstained. The remaining members 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 advised Council that Dinsmore & Shohl would like to ask for their consideration of Resolution 03-2020.
- C. Police Chief's Report - Chief Jordan was not present.
- D. Village Administrator's Report - Administrator Crego was not present.
- E. Village Engineer's Report-
 1. Walker Point – The punch list items are mostly completed and the plat has been approved, with the exception of a few items that will not be completed until Spring.
 2. Foxfire - Phase 1 Part 1 has been paved with the base layer. The storm sewer is being installed in Phase 1 Part 2 but Engineer Grosse does not expect any paving in Part 2 this year. The sanitary plans for Phase 2 have been submitted to the EPA. Engineer Grosse received an email from M/I wanting to start construction on Phase 2, which will take them out to State Route 762. He told them that he does not want any construction started on that phase until the plans have been approved by the EPA.
 3. Scioto Crossing - They are still working on the punch list items in Phase 1 & 2. Engineer Grosse has talked to the developer and asked them to clean up the streets. Phase 3 Part 1 is basically done and the plat for that is up for 2nd reading tonight. In Phase 3 Part 2, the sanitary has been installed, but no streets or storm sewer will be installed until the spring.
 4. Influent Lift Station – The plans have been submitted to the EPA and copies have been sent to the contractors to start putting together their pricing. Engineer Grosse expects construction to begin within the next 60 days.
 5. Van Trust Preliminary Plan – The sanitary plans have been submitted to the EPA. Engineer Grosse expects to see the construction begin within the next 60 days.
 6. 104 Widening Project – Engineer Grosse is reviewing comments that he received from ODOT.
 7. 762 Widening Project - Engineer Grosse is reviewing comments that he received from ODOT.
- F. Zoning Administrator'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. Bruce Moore - He had nothing to report at this time.
- B. Tracy Joiner –



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1. Ms. Joiner advised individuals over the age of 65 can pre-register for the COVID-19 vaccine through the public health website.
2. She asked Zoning Administrator Kuzelka for a progress report on Genoa Crossing. He stated that he has nothing more to do with it because the council granted them an extension. He has no further inspections because all permits have already been approved. Ms. Joiner asked if we are receiving updates. Solicitor Cartee advised Council that he and the Mayor are receiving updates and he is happy to circulate them to council.

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.

Citizen Comments:

Mr. Keavin Hill addressed council. He expressed his concerns with multiple issues he has with Century Communities currently building in Genoa Crossing.

Mr. Bill Scala addressed council to reaffirm his hope for consideration in exempting K-Nova from the AEP/South Central Power boundary lines.

Business Items:

A. 2021 President Pro Tempore

A nomination was made for Mr. Thompson by Mr. Moore and seconded by Mr. Grassel. A nomination was made for Ms. Joiner by Mr. Mitchem. There was no second and the nomination died.

Mayor Goldhardt asked for a roll call vote for the Mr. Thompson nomination. Mr. Moore - Yes, Ms. Joiner - Yes, Mr. Thompson - Yes, Mr. Grassel - Yes, Mr. Mitchem - Yes and Ms. Wolfe - Yes. The nomination passed and Mr. Thompson was elected to the position of President Pro Tempore of Council for 2021.

B. 2021 Council Rules

A motion was made to adopt the 2021 Council Rules as distributed by Ms. Joiner and seconded by Ms. Wolfe.

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

C. 2021 Council Dates

A motion was made to approve the Council Dates for 2021 as distributed by Ms. Joiner and seconded by Ms. Wolfe.

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

Mayor Goldhardt advised Council that starting tonight, the council meetings are being streamed live on YouTube.

D. CRA Housing Council Member Appointment

Council still does not have a recommendation for the opening. Mayor Goldhardt advised Council that this item will remain on every agenda until the position is filled.



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Legislation:

First Reading:

Resolution 01-2021 A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE SEWER FUND FROM THE OTHER-OTHER ACCOUNT 5201-549-690 AND TRANSFER SAID MONIES TO THE OTHER PERSONAL SERVICES (OPERATOR 1) ACCOUNT 5201-549-190-1008

Mayor Goldhardt did a first reading, title only.

A motion was made to adopt Resolution 01-2021 by Mr. Thompson and seconded by Ms. Joiner.

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

Resolution 02-2021 A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE WATER FUND FROM THE OTHER-OTHER ACCOUNT 5101-539-690 AND TRANSFER SAID MONIES TO THE OTHER PERSONAL SERVICES (OPERATOR 1) ACCOUNT 5101-539-190-1008.

Mayor Goldhardt did a first reading, title only.

A motion was made to adopt Resolution 02-2021 by Ms. Joiner and seconded by Ms. Wolfe.

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

Resolution 03-2020 A RESOLUTION INCREASING THE MONTHLY RETAINER FEE PAID TO DINSMORE & SHOHL LLP FOR ROUTINE VILLAGE SOLICITOR SERVICES FROM \$5,000 PER MONTH TO \$5,750 PER MONTH.

Mayor Goldhardt did a first reading, title only.

A motion was made to adopt Resolution 03-2021 by Mr. Moore and seconded by Mr. Thompson.

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

Ordinance 2021-01 AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR TO ENTER INTO A USE AGREEMENT WITH THE COMMERCIAL POINT RACING COMMITTEE.

Mayor Goldhardt did a first reading, title only.

Ms. Joiner thought that Council approved a three-year agreement last year. Mayor Goldhardt stated that last year was the final year of the existing three-year agreement. He said that the Racing Committee is also required to submit an event plan each year for Council approval. Ms. Joiner asked if the Racing Committee is thinking about changing the existing track configuration. Mayor Goldhardt said no.

Second Reading:

Resolution 53-2020 A RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION PLAN APPLICATION OF K-NOVA LLC FOR STATE ROUTE 104 ACCESS TO LOT 6 WITHIN THE KNOVA DEVELOPMENT, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a second reading, title only.

Ordinance 2020-32 AN ORDINANCE ACCEPTING THE FINAL PLAT OF SCIOTO CROSSING SUBDIVISION SECTION 3 PART 1.

Mayor Goldhardt did a second reading, title only.

Third Reading:

Ordinance 2020-28 AN ORDINANCE GRANTING TO SOUTH CENTRAL POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ACQUIRE, CONSTRUCT, MAINTAIN AND OPERATE IN CERTAIN STREETS, THOROUGHFARES, ALLEYS, BRIDGES, AND PUBLIC PLACES OF THE VILLAGE OF COMMERCIAL POINT, STATE OF OHIO AND ITS SUCCESSORS, LINES FOR THE DISTRIBUTION OF ELECTRIC POWER AND ENERGY TO CERTAIN PARTS OF THE VILLAGE OF COMMERCIAL POINT AND THE INHABITANTS THEREOF FOR LIGHT, HEAT, POWER, AND OTHER PURPOSES AND FOR THE TRANSMISSION OF THE SAME WITHIN, THROUGH, OR ACROSS



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CERTAIN PARTS OF SAID VILLAGE OF COMMERCIAL POINT, STATE OF OHIO, SUBJECT TO AND IN COMPLIANCE WITH THE CERTIFIED TERRITORIES FOR ELECTRIC SUPPLIERS ACT (OHIO REVISED CODE SECTIONS 4933.81 TO 4933.90).

Mayor Goldhardt did a third reading, title only.

A motion was made to adopt Ordinance 2020-28 by Mr. Grassel and seconded by Mr. Thompson.

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

Ordinance 2020-29 AN ORDINANCE GRANTING TO OHIO POWER COMPANY , ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ACQUIRE, CONSTRUCT, MAINTAIN AND OPERATE IN CERTAIN STREETS, THOROUGHFARES, ALLEYS, BRIDGES, AND PUBLIC PLACES OF THE VILLAGE OF COMMERCIAL POINT, STATE OF OHIO AND ITS SUCCESSORS, LINES FOR THE DISTRIBUTION OF ELECTRIC POWER AND ENERGY TO CERTAIN PARTS OF THE VILLAGE OF COMMERCIAL POINT AND THE INHABITANTS THEREOF FOR LIGHT, HEAT, POWER, AND OTHER PURPOSES AND FOR THE TRANSMISSION OF THE SAME WITHIN, THROUGH, OR ACROSS CERTAIN PARTS OF SAID VILLAGE OF COMMERCIAL POINT, STATE OF OHIO, SUBJECT TO AND IN COMPLIANCE WITH THE CERTIFIED TERRITORIES FOR ELECTRIC SUPPLIERS ACT (OHIO REVISED CODE SECTIONS 4933.81 TO 4933.90).

Mayor Goldhardt did a third reading, title only.

A motion was made to adopt Ordinance 2020-29 by Mr. Thompson and seconded by Mr. Grassel.

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

Ordinance 2020-30 AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT TO REMOVE REFERENCES TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE.

Mayor Goldhardt did a third reading, title only.

A motion was made to adopt Ordinance 2020-30 by Ms. Joiner and seconded by Ms. Wolfe.

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

Additional Items

Mr. Moore asked Solicitor Cartee if the county stops the developer from building in Genoa Crossing, would that stall our agreement with the developer. Solicitor Cartee said it does not. Although, he noted that the performance bond release is based on the county signing off on occupancy permits. He said if the county has not signed off on those permits within the six-month period, the performance bond belongs to the village. Mr. Moore asked about a sewer/water tap that Mr. Hill advised they utilized that did not belong to them. Solicitor Cartee said that he will speak to the Village Superintendent about that issue. Mr. Grassel said any zoning violations out there are still subject to our code and if it requires action, we should look into that. Mr. Thompson said they have discussed having someone keeping an eye on the project. Zoning Administrator Kuzelka said he will do that.

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


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer