



Village of Commercial Point
Council Meeting Minutes
January 24, 2022

Mayor Goldhardt called the meeting to order at 6:00 pm. Fiscal Officer Hastings took roll call with the following members present: Ms. Geiger, Ms. Joiner, Mr. West, Ms. Wolfe, Mr. Crego and Mr. Mitchem.

Ms. Joiner asked to amend the minutes under Administrative Reports, C "Mayor Goldhardt wrote the recommendation with input from the Chief."

A motion was made to approve the January 3rd 2022 Council minutes as amended by Mr. Crego and seconded by Ms. Joiner. All were in favor and the motion passed.

A motion was made to approve the January 6th, 2022 Special Meeting Minutes by Ms. Joiner and seconded by Mr. Mitchem. All 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 – He discussed the legislation on the evening's agenda. Ms. Joiner asked when Ordinance 2021-40 would be amended. Solicitor Cartee said the revisions would be ready by the next meeting. Mr. Crego asked if the pipeline right-of-way is intending to come over onto the old plant property. He said they have 101 feet in the new parcel and it seems like a sizable swap. Solicitor Cartee said he would look into it.
- C. Police Chief's Report – Ms. Joiner asked for an update on the GPS. Chief Jordan said one car is back and the other car is at the equipment supplier. Ms. Joiner said she understands we lost the two newest officers. Chief Jordan said they resigned at the end of December and one of those positions is already filled. Ms. Joiner asked if an exit interview was completed. Chief Jordan said no. Mr. West asked what he feels is the biggest issue in retaining the staff. Chief Jordan said location. He said looking at the salaries and cost of living in Franklin County, they are the highest paid in the state. He said he does have a couple applicants to review and has contacted the academy as well. Mr. West asked what the Council can do to help him. He said he doesn't understand why an exit interview was not done and if he would be open to doing them in the future. Chief Jordan said he has no problem with it. He said if he were to give guidance to the council, last year was a large step with the pay increases, but it needs to be reviewed every year, as well as looking at the benefits offered. There was further discussion on uniforms. Mr. West asked what Chief Jordan is doing with recruiting efforts to help with diversity within the department. Chief Jordan said he had posted the position and has reached out to the academy. Mr. Mitchem asked if the new officer has had his testing. Chief Jordan said he needs to complete the physical exam, which is scheduled for this Friday. The officer has already had his psychological and polygraph tests.
- D. Village Administrator's Report – He had nothing to report at this time.
- E. Village Engineer's Report- The Engineer was not present.
- 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.



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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. Jason West – He had nothing to report at this time.
- E. Ross Crego – He had nothing to report at this time.
- F. Nancy Geiger- She had nothing to report at this time.

Citizen Comments:

Mr. John Beard addressed council. He is the President of the Commercial Point Community Men's Club. He asked if the village would be able to donate money towards the fireworks and police protection during the Commercial Point Homecoming this year. He advised they gave out \$10,000 in donations for the 2021 year.

Business Items:

Parks & Recreation Committee - Ms. Geiger, Ms. Joiner and Ms. Wolfe said they would like to be a part of the committee again this year. Ms. Geiger said in addition to the Parks and Recreation Committee, they would like to create a "Re-discover the Hometown" committee where they would invite citizens to join. Solicitor Cartee said Council can create any advisory boards they want, but they need to spell out details of the boards and how they will interact with other committees. Ms. Joiner said it would be like a Chamber of Commerce. There was discussion on the new committee and how it should be formed.

A motion was made to form a Parks and Recreation Committee consisting of Ms. Geiger, Ms. Wolfe and Ms. Joiner by Ms. Geiger and seconded by Mr. Crego. All members were in favor and the motion passed.

Council Training – Fiscal Officer Hastings said once a year the Ohio Municipal League puts on a training session for new council members. She provided dates and locations and asked council to let her know when they would like to attend. She said she will complete the registrations for them.

Legislation:

First Reading:

Ordinance 2022-02 AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR TO ENTER INTO A PIPELINE RIGHT OF WAY AGREEMENT WITH KNOX ENERGY COOPERATIVE ASSOCIATION, INC. OVER A 12.279 ACRE PARCEL OF PROPERTY OWNED BY THE VILLAGE OF COMMERCIAL POINT, DECLARING THE PIPELINE RIGHT OF WAY NOT NEEDED FOR MUNICIPAL PURPOSES, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

Ordinance 2022-03 AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR TO ENTER INTO A PIPELINE RIGHT OF WAY AGREEMENT WITH KNOX ENERGY COOPERATIVE ASSOCIATION, INC. OVER A 9.095-ACRE PARCEL OF PROPERTY



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OWNED BY THE VILLAGE OF COMMERCIAL POINT, DECLARING THE PIPELINE RIGHT OF WAY NOT NEEDED FOR MUNICIPAL PURPOSES, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

Second Reading:

Ordinance 2022-06 AN ORDINANCE REPEALING AND REPLACING SECTION 1171.04(a)(5) OF THE ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT, AND DECLARING AN EMERGENCY.

Ms. Joiner asked for discussion. She said she did additional research, but she is good with the language that has been substituted. She discussed her research. She said she hopes they support waiving the readings. Ms. Geiger said she discussed this with Zoning Administrator Kuzelka and asked if under section 5, could they change the wording to read "shall be at least 10 feet". She also wanted to add "shall only be applied to side yard parking" which should handle the situation of any building facing the road. Ms. Geiger asked Zoning Administrator Kuzelka if he is ok striking the side yard parking and only has "shall be at least 10 feet"? Zoning Administrator Kuzelka said yes. Mr. West asked Solicitor Cartee the implications of the change. Solicitor Cartee said he believes they are the same. Ms. Geiger asked Zoning Administrator Kuzelka, if he agreed. He said yes.

A motion was made to suspend the readings by Mr. West and seconded by Ms. Joiner.

Roll call vote: Ms. Geiger - Yes, Ms. Wolfe - Yes, Mr. Crego - Yes, Mr. Mitchem - Yes, Ms. Joiner - Yes and Mr. West - Yes. The motion passed.

A motion was made to adopt Ordinance 2022-06 by Ms. Geiger and seconded by Mr. Mitchem.

Roll call vote: Ms. Geiger - Yes, Ms. Wolfe - Yes, Mr. Crego - Yes, Mr. Mitchem - Yes, Ms. Joiner - Yes and Mr. West - Yes. The motion passed.

Additional Items:

Ms. Geiger asked Mr. Beard of the cost of the fireworks. Mr. Beard advised \$6500.00. Ms. Joiner said the Village offered police protection during the Go-Kart event and she has no problem providing the same for the Homecoming event. Ms. Joiner asked if there is a liability concern. Mr. Crego asked if we are permitted to donate funds. Fiscal Officer Hastings said we have not donated funds previously, so she will need to look into it. Mr. Mitchem asked for the dates of the event. Mr. Beard said June 8th -11th, 2022 is the festival. Mr. Beard said their organization has a contract and a credit with the fireworks company. They now need to choose their package. He advised Council of other activities they have planned.

Ms. Joiner said she would like to entertain a Zoning Committee with all of the projects going on. Mayor Goldhardt asked if she is wanting to form an Advisory Committee or reinstate the Zoning Board? Ms. Joiner said she does not want a board because that gives away control, but she is thinking of an Advisory Committee. Solicitor Cartee said the cleanest way to do this is to add another committee similar to the Parks and Recreation Committee. Mr. Crego said this council and its desire to be in charge of everything and not to share any responsibility or knowledge with anyone else found it appropriate to take over the position of the Zoning Board. Because of that, he will not be a part of forming a committee of people to just ask what they want done, but give them no authority to do it. He said sitting on Council is too big of a job and they already have enough on their plate without trying to become zoning experts as well. He said he feels the Zoning Board was taken away selfishly by Council.



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Mr. Mitchem said he was approached by a church for food donations and asked if they would need a permit. He said they are setting up tables and people are coming to pick up food and asked if they can use the parking lot in the center of town. Fiscal Officer Hasting's said they will need to file an application in the office.

Mr. West said he is surprised that Council does not have a Financial Committee and asked if they will be establishing one this year. Ms. Joiner said they did not form a finance committee because everyone expressed a desire to be a part of this process this year. There was discussion about previous years committee.

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


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer