



Village of Commercial Point
Council Meeting Minutes
October 17, 2022

Mayor Goldhardt called the meeting to order at 7:15 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Mr. Crego, Ms. Ratliff, Mr. Mitchem, Ms. Wolfe, and Ms. Plybon.

A motion was made to approve the October 3rd, 2022 Council Meeting Minutes by Ms. Geiger and seconded by Ms. Wolfe. All 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 – He had nothing to report at this time.
- C. Police Chief's Report – He was not present. Mr. Mitchem asked why there were only four citations written this month. Mayor Goldhardt explained there are several new officers still in training.
- D. Village Administrator's Report – Administrator Grosse said the salt barn plans have been submitted to the Pickaway County Building Department. He discussed Resolution 38-2022 and said it is on the back burner for now.
- E. Village Engineer's Report- She was not present.
- F. Zoning Administrator's Report – Administrator Kuzelka gave a correction to his monthly report that was previously distributed.
- G. Fiscal Officer's Report – She had nothing to report at this time. Mr. Crego asked about the Recovery Act Money, how it is to be used, and the timeframe to use it. Fiscal Officer Hastings said it will be used to purchase additional meters and she can spend it up through December, 2024.

Legislative Reports:

- A. Audrea Ratliff- 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. Ross Crego – He had nothing to report at this time.
- E. Stacey Plybon – She had nothing to report at this time.
- F. Nancy Geiger - Ms. Geiger said they had a successful Food Truck Festival. She thanked Ms. Ratliff and Ms. Wolfe for their assistance. She thanked the Mike Struckman, of the Street Department, for helping all throughout the year. She thanked the Commercial Point Men's Club for the use of their picnic tables.

Citizen Comments:

There were no citizen comments.

Business Items:

- A. Jim Frey: Mr. Frey said he was informed that the Council may reconsider his request for annexation. He said the property is adjacent to Scioto Crossing and they are looking at single family and empty nester homes. Ms. Geiger said they were previously told that the builder would be DR Horton. Mr. Frey said they have talked about switching builders, however, they are currently in conversations with DR Horton. Ms. Geiger said she feels even though it is not the same development, it is like an extension of the Scioto Crossing development and would like to keep the same look. She asked how many patio homes verses single family homes there would be. Mr. Frey said around 25 – 30% would be patio homes. Mr. Frey



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said there would possibly be an entrance off of McCord Road and Durrett Road. Mayor Goldhardt asked if the Council wanted to move forward with the annexation. Mr. Crego said knowing what has been projected for the future of the water and sewer facilities, he sees no negatives. Ms. Plybon asked what they are looking for in respect to utility needs. Administrator Grosse said he has not seen any plans, therefore he cannot answer that question. Mr. Frey said they would not be ready for utilities until 2024. Mayor Goldhardt said he will be in touch with Mr. Frey regarding a pre-annexation agreement.

Legislation:

First Reading:

Ordinance 2022-29 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT (CRA AGREEMENT) WITH K-NOVA, LLC, AND RBE PARTNERS, LLC AS TO LOT 3 IN RICKENBACKER EXCHANGE – PART 3, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

Ordinance 2022-30 AN ORDINANCE ADOPTING SECTION 648.10 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT RELATED TO NOISE AND REPEALING SECTION 5 OF APPENDIX A: LOCAL REGULATIONS OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT.

Mayor Goldhardt did a first reading, title only.

Resolution 43-2022 A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AGREEMENT WITH FUSION ALLIANCE, LLC FOR THE PROVISION OF INFORMATION TECHNOLOGY SERVICES AT STATE-CONTRACTED PRICING, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

Resolution 46-2022 A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND CHIEF OF POLICE TO DONATE SEVEN (7) OBSOLETE TASERS TO ANOTHER GOVERNMENTAL AGENCY, LAW ENFORCEMENT TRAINING FACILITY, OR EDUCATIONAL INSTITUTION WITH A LAW ENFORCEMENT TRAINING PROGRAM.

Mayor Goldhardt did a first reading, title only.

Second Reading:

Ordinance 2022-27 AN ORDINANCE ACCEPTING THE FINAL PLAT OF FOXFIRE SUBDIVISION PHASE 3, PART 1.

Mayor Goldhardt did a second reading, title only.

Ordinance 2022-28 AN ORDINANCE APPROVING THE ANNEXATION OF 152.469 +/- ACRES FROM SCIOTO TOWNSHIP, PICKAWAY COUNTY, AND JACKSON TOWNSHIP, FRANKLIN COUNTY, TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP. VILLAGE OF COMMERCIAL POINT.

Mayor Goldhardt did a second reading, title only.

Pending Administrative Action:

Resolution 44-2022 A RESOLUTION TO TRANSFER MONIES WITHIN THE OTHER SPECIAL REVENUE FUND FROM THE OTHER-OTHER ACCOUNT 2903-539-690 AND TRANSFER SAID MONIES TO THE OTHER DEBT SERVICE (K-NOVA) ACCOUNT 2903-850-790-2503.

Mayor Goldhardt did a first reading, title only.

A motion was made to adopt Resolution 44-2022 by Ms. Geiger and seconded by Ms. Ratliff.

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



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Resolution 45-2022 A RESOLUTION TO TRANSFER MONIES WITHIN THE OTHER SPECIAL REVENUE FUND FROM THE OTHER-OTHER ACCOUNT 2903-539-690 AND TRANSFER SAID MONIES TO THE OTHER DEBT SERVICE (M/I) ACCOUNT 2903-850-790-2504.

Mayor Goldhardt did a first reading, title only.

A motion was made to adopt Resolution 45-2022 by Ms. Ratliff and seconded by Ms. Geiger.

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

Postponed Legislation:

Ordinance 2022-21 AN ORDINANCE AMENDING SECTION 5(a)(3)(E) OF THE APPENDIX OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT RELATED TO NOISE.

No action was taken.

Resolution 38-2022 A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO AN EASEMENT AGREEMENT WITH K-NOVA, LLC, SCANNELL PROPERTIES #556 LLC, AND HART COMMERCIAL POINT INDUSTRIAL LLC, FOR THE ACCEPTANCE OF A STORM WATER EASEMENT BENEFITING THE VILLAGE OF COMMERCIAL POINT.

No action was taken.

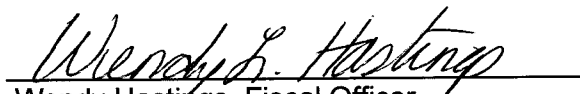
Additional Items:

Solicitor Cartee said in connection with the Lane Annexation, the CRA Map will need to be expanded. He said this will come before the Council by the end of the year. He asked Council to think about how they would like to extend the CRA Map.

Fiscal Officer Hastings reminded Council that there will be a Public Hearing on November 7th at 6:45 p.m. for the rezoning of the Lane Property.

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


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer