



**Village of Commercial Point  
Council Meeting Minutes  
December 19, 2022**

Mayor Goldhardt called the meeting to order at 7:00 p.m. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Mr. Crego, Mr. Mitchem, Ms. Ratliff and Ms. Plybon. Ms. Wolfe was not present.

A motion was made to approve the December 5, 2022 Council Meeting Minutes by Ms. Geiger and seconded by Mr. Crego. 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 said Ordinances 2022-28 and 2022-31 are ready to be added to the agenda. He informed the Council that once Ordinance 2022-28 has been placed on the agenda, a motion will be required to substitute Exhibit A with the updated legal description and boundary plat prior to voting on the ordinance. Solicitor Cartee informed the Council that Resolution 38-2022 is not ready to be voted upon. There are discussions still taking place on the storm water easement and it was discovered that K-Nova needed to be included in those discussions. As of now, he is not aware of any conversations that took place with them or their legal counsel.
- C. Police Chief's Report – Chief Jordan informed the Council that two new officers were hired last week. Officer Camara and Officer Howard will be in training over the next several weeks. Mr. Mitchem said he appreciated the police department participating in the Chestnut Estates/Commons parade and said Officer Fannin did a great job. He asked if the new officers had everything they needed for the job. Chief Jordan said the end of year budget is tight, but he is going to order uniforms because it takes about 30 days to receive them. He will inventory the equipment to ensure they have the proper body armor. If they do not, they can use their own until the new armor comes in. Ms. Geiger said she received an email from a participant in the Village Christmas parade. Their little one gave both officers candy and Officer Fannin's reaction made a big impact on the little one. Ms. Geiger said Officer Fannin has been great to work with in the Parks and Recreation activity and wanted him to know they appreciate him. She asked that an acknowledgement for the good job he did be placed in his file.
- D. Village Administrator's Report – He was not present, but Mayor Goldhardt read his report.
- E. Village Engineer's Report- She was not present.
- 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. Audrea Ratliff - She had nothing to report at this time.
- B. Ryan Mitchem – Mr. Mitchem thanked the Fire Department for their participation in the parade.
- C. Ross Crego – He had nothing to report at this time.
- D. Nancy Geiger - Ms. Geiger informed the Council that she had applied for a grant to purchase trash cans for the park but was not aware that a resolution from the Council was required. She asked Solicitor Cartee to



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draft a resolution for her. She asked the Council to add the resolution to the agenda for consideration this evening.

A motion was made to add Resolution 52-2022 to the agenda under additional items by Ms. Geiger and seconded by Ms. Ratliff.

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

E. Stacy Plybon - She had nothing to report at this time.

Citizen Comments:

Mr. Moore, the attorney for K-Nova, discussed the conversation regarding meetings. He wanted the Council to understand that only having one Council meeting a month does have an impact when potential developers are looking to build. He said it will double the length of time for Resolutions, Ordinances and Zoning. He said Special meetings are not always guaranteed. He just wants the Council to consider this before deciding at the January meeting.

Business Items:

There were no business items to discuss.

Legislation:

There was no legislation up for any readings.

Postponed Legislation:

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

No action was taken.

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.

A motion was made to do the third reading of Ordinance 2022-28 by Mr. Crego and seconded by Mr. Mitchem.

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

Mayor Goldhardt did a third reading, title only.

A motion was made to substitute Exhibit A by Ms. Ratliff and seconded by Ms. Geiger.

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

A motion was made to adopt Ordinance 2022-28 by Mr. Crego and seconded by Ms. Geiger.

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

Ordinance 2022-31 AN ORDINANCE TO REZONE 152.469 +/- ACRES WITHIN THE VILLAGE OF COMMERCIAL POINT, OHIO FROM EXCEPTIONAL USE (EU) TO LIMITED MANUFACTURING DISTRICT (LM) CONTINGENT UPON THE ANNEXATION OF SAID PROPERTY INTO THE VILLAGE.

A motion was made to do the third reading of Ordinance 2022-31 by Ms. Ratliff and seconded by Mr. Crego.

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

Mayor Goldhardt did a third reading, title only.



Village of Commercial Point  
Council Meeting Minutes  
December 19, 2022

A motion was made to adopt Ordinance 2022-31 by Mr. Crego and seconded by Mr. Mitchem.

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

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.

Pending Administrative Action:

Resolution 50-2022 A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR, FISCAL OFFICER, AND/OR VILLAGE ADMINISTRATOR TO APPLY FOR A \$10 MILLION LOAN FROM THE OHIO WATER DEVELOPMENT AUTHORITY (OWDA) FOR THE EXPANSION OF THE VILLAGE WASTEWATER TREATMENT PLANT.

Mayor Goldhardt did a first reading, title only.

A motion was made to adopt Resolution 50-2022 by Mr. Crego and seconded by Ms. Geiger.

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

Resolution 51-2022 A RESOLUTION RATIFYING THE DISMISSAL OF BERT CLINE, UTILITIES PLANT SUPERINTENDENT, EFFECTIVE NOVEMBER 9, 2022.

Mayor Goldhardt did a first reading, title only.

A motion was made to adopt Resolution 51-2022 by Ms. Ratliff and seconded by Ms. Plybon.

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

Additional Items:

Resolution 52-2022 A RESOLUTION AUTHORIZING AND DIRECTING THE PARKS AND RECREATION COMMITTEE CHAIR TO APPLY FOR THE PARK AND TRAIL IMPROVEMENT GRANTS PROGRAM (2023) FOR GRANT MONEY OF \$500.00 FOR TRASH RECEPTACLES, ACCESSORIES, AND MISCELLANEOUS EXPENSES TOTALING \$6299.37 AND FOR THE VILLAGE OF COMMERCIAL POINT TO COVER THE DIFFERENCE BETWEEN THE GRANT AWARD AND EXPENSE OF THE TRASH RECEPTACLES, FROM ACCOUNT NUMBER 2041-320-59 (PARKS AND REC-CAPITAL OUTLAY)

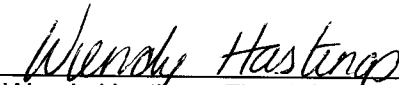
Mayor Goldhardt did a first reading, title only.

A motion was made to adopt Resolution 52-2022 by Mr. Crego and seconded by Mr. Mitchem.

Roll call vote: Mr. Crego - Yes, Ms. Geiger - Yes, Mr. Mitchem - Yes, Ms. Ratliff - Yes and Ms. Plybon - No. The motion passed.

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

  
Allan D. Goldhardt, Mayor

  
Wendy Hastings, Fiscal Officer