



**Village of Commercial Point
Council Meeting Minutes
March 7, 2022**

Mayor Goldhardt called the meeting to order at 7:00 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Ms. Joiner, Mr. West, Ms. Wolfe, Mr. Crego and Mr. Mitchem.

Administrative Reports:

- A. Mayor's Report – He had nothing to report at this time.
- B. Village Solicitor's Report – Solicitor Cartee informed Council that the Sexual Harassment training is scheduled for Thursday March 17th beginning at 9:00, which is the employee session and the supervisor session will follow after that. He then discussed legislation on the agenda.
- C. Police Chief's Report – Mr. Crego asked Chief Jordan for clarification on the monthly report. He also asked about various aspects of the officers' jobs and some of the inner workings of the department. Mayor Goldhardt thanked Chief Jordan for helping the Pickaway County Sheriff's Department apprehend a burglar within the Southern Point area. Mr. West asked for an update on the GPS installation. Chief Jordan advised everything has been installed and representatives from Wehlen are scheduled to do some training this week. He also explained some of the benefits of installing the system in all of the cars. Mr. Mitchem asked the Chief to explain the disciplinary process. Chief Jordan explained the entire process to Mr. Mitchem. Solicitor Cartee stated everything Chief Jordan shared is very accurate, however there is a different process with probationary employees.
- D. Village Administrator's Report – Administrator Grosse distributed pictures of what was found in a catch basin that caused a backup a few weeks earlier. He said the goal is to go around and inspect all of the storm sewers. He said the Street Department is also in the process of filling potholes and asked if anyone sees any that need attention to contact him. He said they repaired some playground equipment in Walker Point. On the utility side, they are looking into infiltration problems. He told Council that he wants to start a safety program with meetings once a month. He said Workman's Comp has a program to which we will receive credit for them. Ms. Joiner asked about irrigation systems for residential customers. She said it came up last year when discussing the industrial park. Administrator Grosse said she was referring to deduct meters and explained what a deduct meter is. She asked why we allow it for the industrial users, but not residential users. Administrator Grosse said Council passed an ordinance last year allowing deduct meters for commercial users only. He said primarily it is an availability of water issue. Ms. Joiner asked if we ran low on water in certain times of the summer. Administrator Grosse said yes, with all of the new development and sod being laid, an unbelievable amount of water was used last year. He said with the new plant, it won't be as critical as it was before because we do have some cushion. The big concern is that we have enough for drinking water and we can limit the commercial use if necessary. Mr. West said Administrator Grosse's definition of a deduct meter was incorrect. He said a deduct meter is used to measure the amount of water that goes into your septic system. He said there is one meter in the house that measures the flow into the house and a separate meter that goes to the irrigation line. He said you are charged for the water, just not what goes into the septic system. Administrator Grosse said that is what he stated.
- E. Village Engineer's Report - Mr. Cameron said they are continuing to work on the water tower project and the wastewater treatment plant project. He said the soil study has been completed and transmitted to one of the water tower companies. The EPA meeting for our NPDES permit is scheduled April 11th. It will be a virtual meeting. He said they are currently going through the comments for Lot 11 of Rickenbacker Exchange.
- F. Zoning Administrator's Report – Administrator Kuzelka shared concerns on the sign variance request.
- G. Fiscal Officer's Report – She had nothing to report. Ms. Geiger said Council had discussed adding a line item in Parks & Recreation Fund for donations, but after some consideration she feels it should not come out of that fund. She thinks it should come out of the General fund. She said if everyone agrees, she will create a new account number in the general fund and present it to Council at a later date.

Legislative Reports:

- A. Tracy Joiner – She had nothing to report at this time.
- B. Laura Wolfe – She had nothing to report at this time.



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- 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 – Mr. Crego discussed his attendance at the Municipal League Training.
- F. Nancy Geiger - Ms. Geiger said she met with the mayor and had a conference call with Solicitor Cartee. She said Solicitor Cartee indicated they can have the food truck festival on village property and have them sign a liability waiver. She asked for the consensus of council. She asked that there be a food truck festival and a farmer's market on the same resolution so they can start planning. She said Zoning Administrator Kuzelka met her Saturday morning to help measure the area in the center of town. She said tentative dates for the food truck festival is August 13th, time TBD. The farmers market would be held on the third Saturday of every month from 9:00 a.m. -12:00 noon, May through September. She said they have movie nights planned, but will come back with those dates. Ms. Joiner said the next Parks and Recreation meeting is scheduled for March 23rd at 6:00 pm. Mr. West asked where they are setting the trucks at for the festival. Administrator Kuzelka said the square outside of the post office. Mr. West said his advice is to have each vendor name the village as additional on their liability insurance. Ms. Geiger said at the last meeting when the Sheriff was here, he was asked by Ms. Joiner if they would consider placing a substation at the Municipal Building. She said he did not answer that question one way or another. She said he stated he would have three people at different places throughout the county and they all could respond if needed, but it could take some time. She said right now we have officers here in the village. She said looking at the village police report, how long would it take to respond to 500+ calls. She said the Sheriff stated himself, there is something about having your own department. She said she knows there are certain officers that people do not like, but we need to set that aside and do what is best for the village. She said, as he stated, it will take time because of a shortage of applicants and the training time needed. She said she thinks it is time we put this to rest and let the administration take care of the police department. She said council is here to pass laws and do the budget. She said the police budget has been cut back quite a bit. She asked that council put their use to better things in our community.

Citizen Comments:

Mr. Scala addressed council. He said Lot 7 has closed and they have a new buyer for the 234 acres on Durrett Road. He said he was advised of the request of the Commercial Point Men's Club for a fireworks donation and he would like to assist with their request.

Ms. Rebecca Wright addressed council in response to an email sent to Mr. West and read by Ms. Joiner from former Officer Angela Griffith now known as Angel Wright. She expressed her concerns with her behavior while working for the village. She told council they are elected to handle legislative issues, not personnel issues.

Ms. Becky Blevins addressed council to discuss her concerns. She said as she observes their actions and expressions during the meetings, actions can speak louder than words. She said she sees a lack of respect for council members when there are differing opinions. She said this council is not unified for the good of Commercial Point. She said they all need to keep an open mind. She asked them to drop their "know it all" attitude. She said she had high hopes for this council and is disappointed. She asked council to swallow their egos and do what is best for the village.

Business Items:

- A. IDI Presentation - Robert Stevens and Marc Jacobs addressed council to discuss their building vision. They distributed materials to council members.
- B. Scioto 5K Run – Betsy Richards addressed council with the dates of this year's 5K run. It will be held on May 25th starting at 10:00 a.m.. She asked to use West Alley and part of West Scioto Street, although they would prefer both sides of West Scioto Street. Ms. Joiner asked what this year's charity will be. Mrs. Richards said this year they are raising funds for an outdoor classroom. Chief Jordan felt it would be safer to shut down the entire street instead of just one side.



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- C. COI Rickenbacker Sign Variance – Mayor Goldhardt advised there is no representation on this tonight due to schedule conflicts. He said they are ok if council does not vote on it this evening. Mr. Crego said he has several questions and all agreed to wait.

Legislation:

Second Reading:

Resolution 10-2022 A RESOLUTION AUTHORIZING AND DIRECTING THE VILLAGE FISCAL OFFICER TO DONATE \$6,500.00 TO THE COMMERCIAL POINT COMMUNITY MEN'S CLUB FOR A PUBLIC FIREWORKS DISPLAY AT THE 2022 COMMERCIAL POINT HOMECOMING.

Mayor Goldhardt did a second reading, title only.

Ms. Joiner asked for discussion. She asked Mr. Scala how much he was looking to donate. Mr. Scala advised they were approved for \$6500.00. She said if K-NOVA donates the entire amount, then Council does not need to move forward with the resolution. Solicitor Cartee said it would easiest to let the resolution ride out. Mr. West said in lieu of comments made by some of the council members, he would suggest they only donate to 501 C3 organizations going forward.

Third Reading:

Resolution 05-2022 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, 2022, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a third reading, title only.

A motion was made to substitute Exhibit A in Resolution 05-2022 with the most recent version that was submitted in their council packets by Ms. Joiner and seconded by Mr. Crego. Mr. West asked for discussion. He said in the C.O.W. meeting, they discussed an overage in the General Fund and possibly lowering the RITA tax by 25% to give back to the community and it is not in there. Fiscal Officer Hastings said this is why she gave Council a comparison sheet. She said RITA money goes into the General Fund. She discussed the comparison sheet that she sent out. She said if we reduce the income tax rate, the Village will be spending more than we take in. Mr. West said assuming the population hasn't grown. Ms. Geiger said this is something they discussed and had decided to wait and see. Ms. Joiner said they should wait and revisit this issue in about 6 months. She said hopefully with the warehouses, they can see the revenue coming in and then decide what we can give back. Solicitor Cartee said the income tax issue would have to be separate legislation.

Roll call vote: Ms. Joiner - Yes, Ms. Geiger - Yes, Mr. Mitchem - Yes, Mr. West - No, Ms. Wolfe - Yes and Mr. Crego - Yes. The motion passed.

A motion was made to adopt Resolution 05-2022 by Mr. Crego and seconded by Ms. Wolfe.

Roll call vote: Ms. Joiner - Yes, Ms. Geiger - Yes, Mr. Mitchem - Yes, Mr. West - No, Ms. Wolfe - Yes and Mr. Crego - Yes. The motion passed.

Additional Items:

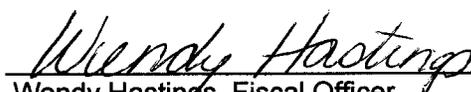
A motion was made to go into Executive Session at 8:19 p.m. under Ohio Revised Code section 121.22g3 to have a conference with the village solicitor, council and mayor to discuss a dispute involving the village that is subject to imminent court action by Mr. West and seconded by Mr. Mitchem.

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

A motion was made to return from Executive session at 9:29 p.m. by Ms. Wolfe and seconded by Mr. Crego. Roll call vote: Ms. Joiner - Yes, Ms. Geiger - Yes, Mr. Mitchem - Yes, Mr. West - Yes, Ms. Wolfe - Yes and Mr. Crego - Yes. The motion passed.

Ms. Wolfe motioned A motion was made to adjourn the meeting by Ms. Wolfe 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