



Village of Commercial Point
Council Meeting Minutes
May 2nd, 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, Ms. Wolfe, Mr. West, Mr. Crego and Mr. Mitchem.

A motion was made to approve the April 18th, 2022 Committee of the Whole Meeting Minutes by Ms. Joiner and seconded by Mr. Crego. Ms. Wolfe abstained. The remainder of council was in favor. The motion passed.

A motion was made to approve the April 18th, 2022 Council Meeting Minutes by Ms. Joiner and seconded by Mr. Mitchem. Ms. Wolfe abstained. The remainder of council was in favor. The motion passed.

Administrative Reports:

- A. Mayor's Report – Mayor Goldhardt informed Council that he received a complaint letter from a resident regarding the motorcycle noise levels throughout the Village. Mayor Goldhardt said Chief Jordan has had a discussion with a couple of business owners to address the situation with their patrons.
- B. Village Solicitor's Report – Solicitor Cartee provided an update on legislation. He said Chief Jordan has asked to amend Resolution 20-2022, therefore Solicitor Cartee asked council not to vote on the resolution this evening. He provided an update on the progress of the K-NOVA TIF meetings. He also discussed the Employee Guidelines and expressed the importance of passing that legislation this evening due to insurance reasons.
- C. Police Chief's Report – Chief Jordan provided an update on the new cruiser. He expects to have it by the end of next week. He informed Council that he has hired a new officer who will be graduating from the academy very soon. He has been assigned to ride along with other officers until graduation. He said the Easter Egg Hunt was successful and thanked all of the volunteers as well as Jim Albright for organizing the event. He informed Council about an incident involving Officer McCrabb. He assisted in a high speed chase and deployed the spike stripes which slowed the driver down.
- D. Village Administrator's Report – He had nothing to report at this time. Ms. Joiner asked about the irrigation system that was torn up at Chestnut Estates last year while putting in the walk path. She asked Administrator Grosse to obtain a cost estimate for repairs. She also asked for a list of planned road improvements for this year.
- E. Village Engineer's Report - He had nothing to report at this time. Mr. Crego asked how close we are to putting the new Sewer Plant out to bid. Mr. Cameron said they are on track and that is scheduled for this fall. Ms. Joiner asked for an update on the water tower. Mr. Cameron said it is scheduled to go to bid in July.
- F. Zoning Administrator's Report – He had nothing to report at this time.
- G. Fiscal Officer's Report – Fiscal Officer Hastings reminded Council that Shred Day is May 14th from 9:00 a.m. to 12:00 p.m.

Legislative Reports:

- A. Tracy Joiner – Ms. Joiner thanked the Community Men's Club for use of their facility for the Rascal Unit.
- 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 – Mr. West thanked the Scioto Township Fire Department and Police Department for being a part of the Kids Fishing Day.
- E. Ross Crego – He discussed the complaint letter that the mayor had received.
- F. Nancy Geiger - Ms. Geiger discussed the posting of meetings. She asked for council suggestions. Council agreed to post all notices at the Post Office, Village Website, Village sign and Pettit's Market. Solicitor Cartee will put together legislation for the next meeting.



Village of Commercial Point
Council Meeting Minutes
May 2nd, 2022

Citizen Comments:

There were no citizen comments.

Business Items:

- A. IDI Variance Request – IDI displayed boards for council and citizens to view. Ms. Geiger asked if the soil would be able to withstand the drive since a portion of it is in a stream corridor protection zone. Mr. Cameron said it is not in a wet area, it's at the top of a bank and there will be a retaining wall installed as well. Mr. West asked about the density of the road they are building and if it is a private drive, does it have the same standards. Mr. Cameron said yes.

A motion was made to approve the Variance Request by Mr. West and seconded by Ms. Joiner.

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

- B. Administrative Employee Guidelines Update:

A motion was made to adopt the proposed Administrative Employee Guidelines by Ms. Geiger and seconded by Ms. Joiner.

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

Legislation:

First Reading:

Ordinance 2022-13 AN ORDINANCE WAIVING THE RESIDENCY REQUIREMENT FOR JOHN R. GROSSE, VILLAGE ADMINISTRATOR, PURSUANT TO OHIO REVISED CODE SECTION 735.271.

Mayor Goldhardt did a first reading, title only.

Resolution 17-2022 A RESOLUTION APPROVING THE MAJOR SITE PLAN APPLICATION FOR COI RICKENBACKER PARCEL E, LLC, AS TO LOT 6 IN THE RICKENBACKER EXCHANGE – PART 3 DEVELOPMENT.

Mayor Goldhardt did a first reading, title only.

Resolution 19-2022 A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH AXON ENTERPRISES, INC. FOR THE PURCHASE OF BODY CAMERAS, TASERS, AND RELATED MATERIAL FOR A PERIOD OF FIVE (5) YEARS IN AN AMOUNT NOT TO EXCEED \$15,264.00 PER YEAR, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

Mr. West asked for discussion. He asked why it has emergency language. Chief Jordan explained that it is a training issue due to his certification expiring in a few months. Ms. Joiner said that this has been included in the budget.

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

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

A motion was made to adopt Resolution 19-2022 by Ms. Joiner and seconded by Mr. West.

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

Resolution 20-2022 A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND CHIEF OF POLICE TO DONATE THE 2009 FORD EXPLORER CURRENTLY OWNED BY THE VILLAGE OF COMMERCIAL POINT TO ANOTHER GOVERNMENTAL AGENCY OR EDUCATIONAL INSTITUTION WITH A LAW ENFORCEMENT TRAINING PROGRAM.

Mayor Goldhardt did a first reading, title only.

Resolution 22-2022 A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AGREEMENT WITH FUSION TECHNOLOGIES-EAST, LLC, FOR INFORMATION TECHNOLOGY SUPPORT SERVICES AT STATE-CONTRACTED PRICING, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

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



Village of Commercial Point
Council Meeting Minutes
May 2nd, 2022

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

A motion was made to adopt Resolution 22-2022 by Ms. Geiger and seconded by Mr. Crego.

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

Second Reading:

Resolution 15-2022 A RESOLUTION APPROVING THE MAJOR SITE PLAN APPLICATION FOR MARK JACOB ON BEHALF OF IDI RICKENBACKER G1, LLC, AS TO LOT G (LOT 9) IN THE RICKENBACKER EXCHANGE – PART 3 DEVELOPMENT.

Mayor Goldhardt did a second reading, title only.

Mr. West asked the IDI representatives if they are planning on putting in any EV Charging stations. they said they have had success doing this post construction, if the tenant would like to add them. He then asked if they are looking into building a tornado shelter within the building. They have discussed it internally and they determined if the tenant requested it, they would build it.

A motion was made to suspend the third reading by Mr. Crego and seconded by Mr. Mitchem.

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

A motion was made to adopt Resolution 15-2022 by Ms. Joiner and seconded by Mr. West.

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

Pending Administrative Action:

Resolution 18-2022 A RESOLUTION APPROVING THE DEVELOPMENT PLAN APPLICATION FOR FOXFIRE SUBDIVISION PHASE 3, PARTS 1, 2, & 3.

Mayor Goldhardt did a first reading, title only.

Ms. Joiner asked for discussion. She asked if this is the additional land they are annexing. Mayor Goldhardt said no, the additional land would be Phase 5. He said M/I Homes is in a holding pattern until the OEPA approves their PTI for sanitary sewer. Josh Barkin, of M/I Homes, is just getting all of the paperwork together so when they receive the approval, they can immediately move forward.

A motion was made to adopt Resolution 18-2022 by Ms. Joiner and seconded by Mr. West.

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

Resolution 21-2022 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE OTHER PROFESSIONAL AND TECHNICAL SERVICES ACCOUNT 1000-710-349.

Mayor Goldhardt did a first reading, title only.

A motion was made to adopt resolution 21-2022 by Mr. Crego and seconded by Ms. Joiner.

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

Additional Items:

There were no additional items.

A motion was made to adjourn the meeting by Ms. Geiger 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