



Village of Commercial Point
Council Meeting Minutes
June 20th, 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. Wolfe, Mr. West, Mr. Crego, Ms. Joiner and Mr. Mitchem.

A motion was made to approve the June 6th Public Hearing Minutes by Mr. Crego and seconded by Ms. Joiner. All were in favor. The motion passed.

A motion was made to approve the June 6th Council Meeting Minutes by Ms. Joiner and seconded by Mr. Mitchem. All were in favor. The motion passed.

Administrative Reports:

- A. Mayor's Report – He had nothing to report at that time.
- B. Village Solicitor's Report – He had nothing to report at that time.
- C. Police Chief's Report – He was not present.
- D. Village Administrator's Report – He was not present.
- E. Village Engineer's Report- He was not present.
- F. Zoning Administrator's Report – He was not present.
- G. Fiscal Officer's Report – She had nothing to report at that time.

Legislative Reports:

- A. Tracy Joiner – Ms. Joiner asked if letters were sent to the HOA regarding the ponds at Chestnut Commons. Zoning Administrator Kuzelka advised he reached out via telephone and there have been no responses. Ms. Joiner asked for an update on the sound ordinance. She said that she received a complaint with a recording of the noise on June 11th at 12:32 am. Ms. Geiger asked if that complaint was sent to the Chief Jordan. Mayor Goldhardt said he will discuss this with Chief Jordan.
- B. Laura Wolfe – She had nothing to report at this time.
- C. Ryan Mitchem – He said a solicitation group was dropped off at Chestnut Estates. He discussed the possibility of plate readers being placed in the neighborhoods. He said the street light on Welch at the entrance to Chestnut Estates is still out. Administrative Assistant Baldwin said a request has been sent to the electric company but she will send another one
- D. Jason West – Mr. West thanked The Village of Commercial Point, the Commercial Point Police Department, the Scioto Township Fire Department and the Commercial Point Community Men's Club for a successful Homecoming. He thanked K-Nova for their donation towards to the fireworks.
- E. Ross Crego – He had nothing to report at this time.
- F. Nancy Geiger- Ms. Geiger thanked everyone who assisted with the Farmers/Vendors Market. She said the next one will be held on June 25th from 9:00 a.m. – 12:00 noon.

Citizen Comments:

Ms. Blevins addressed council to respond to the discussion during the C.O.W. Meeting. She said they did not fill in the ditch and the dirt is coming thru the culvert. She said there are more than a few chips in the culvert. She expressed concerns that the pictures she sent to the office were not attached to the copy of the letter that was distributed to the council. She discussed some of the issues she has and feels that she should not have to maintain others garbage. She said a hard rain will wash away the algae, but it keeps growing back.



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Business Items:

There were no business items on the agenda to be discussed.

Legislation:

First Reading

Resolution 27-2022 A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF +/- 152.469 ACRES FROM SCIOTO TOWNSHIP (PICKAWAY COUNTY) AND JACKSON TOWNSHIP (FRANKLIN COUNTY) TO THE VILLAGE OF COMMERCIAL POINT, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

Mr. West asked for discussion. Ms. Geiger said this was already discussed in the C.O.W. meeting when he was not in attendance. She asked Solicitor Cartee to provide an overview.

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

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

A motion was made to adopt Resolution 27-2022 by Mr. Crego and seconded by Mr. Mitchem.

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

Resolution 28-2022 A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND VILLAGE ADMINISTRATOR TO ENTER INTO A MASTER SERVICES AGREEMENT WITH ENVIRONMENTAL DESIGN GROUP, LLC, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

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

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

A motion was made to adopt Resolution 28-2022 by Ms. Joiner and seconded by Mr. Mitchem.

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

Second Reading:

Ordinance 2022-16 AN ORDINANCE APPROVING THE ANNEXATION OF 60.962 +/- ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP.

Mayor Goldhardt did a second reading, title only.

Ms. Joiner asked for clarification on what property this was.

Ordinance 2022-17 AN ORDINANCE TO REZONE 60.962 +/- ACRES WITHIN THE VILLAGE OF COMMERCIAL POINT, OHIO FROM EXCEPTIONAL USE (EU) TO PLANNED RESIDENTIAL DISTRICT (PRD) AND ADOPTING THE PRELIMINARY PLAN AND DEVELOPMENT STANDARDS TEXT FOR THE PLANNED DISTRICT CONTINGENT UPON THE ANNEXATION OF SAID PROPERTY INTO THE VILLAGE.

Mayor Goldhardt did a second reading, title only.

Ordinance 2022-18 AN ORDINANCE APPROVING THE ANNEXATION OF 344.391 +/- ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP. VILLAGE OF COMMERCIAL POINT.

Mayor Goldhardt did a second reading, title only.

Ordinance 2022-19 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND VILLAGE ADMINISTRATOR TO ENTER INTO A FIRST AMENDMENT TO AN AGREEMENT REGARDING ROAD CONSTRUCTION AND ACCESS TO STATE ROUTE 762 WITH K-NOVA, LLC, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a second reading, title only.



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A motion was made to suspend the readings by Ms. Geiger and seconded by Ms. Joiner.
Roll call vote: Ms. Geiger - Yes. Mr. Crego - Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes, Mr. West - Yes and Ms. Wolfe - Yes. All were in favor. The motion passed.

A motion was made to adopt Ordinance 2022-19 by Ms. Joiner and seconded by Mr. Mitchem.
Roll call vote: Ms. Geiger - Yes. Mr. Crego - Yes, Ms. Joiner - Yes, Mr. Mitchem - Yes, Mr. West - Yes and Ms. Wolfe - Yes. All were in favor. The motion passed.

Resolution 26-2022 A RESOLUTION AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR TO ENTER INTO AN EASEMENT AGREEMENT WITH SALLY L. GREENE, TRUSTEE, FOR THE ACCEPTANCE OF A UTILITY EASEMENT BENEFITING THE VILLAGE OF COMMERCIAL POINT.

Mayor Goldhardt did a second reading, title only.

Third Reading:

Ordinance 2022-14 AN ORDINANCE AMENDING SECTION 228.14 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT RELATED TO MAYORAL SALARY AND BENEFITS BEGINNING JANUARY 1, 2024.

Mayor Goldhardt did a third reading, title only.

A motion was made to adopt Ordinance 2022-14 by Ms. Joiner and seconded by Mr. West.

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

Ordinance 2022-15 AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR TO SEEK BIDS FOR THE CONSTRUCTION OF A WATER TOWER, AND FOR THE VILLAGE ADMINISTRATOR TO PRESENT THE LOWEST AND BEST BID TO VILLAGE COUNCIL FOR COUNCIL'S CONSIDERATION.

Mayor Goldhardt did a third reading, title only.

A motion was made to adopt Ordinance 2022-15 by Mr. West and seconded by Mrs. Geiger.

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

Additional Items:

Fiscal Officer Hastings said there will be a Public Hearing on July 11th at 6:45 p.m. for the 2023 Tax Budget.

A motion was made a motion to enter into executive session with the Council, Mayor, and Village Solicitor under Ohio Revised Code Section 121.22(G)(3) to discuss imminent court action by Mr. West and seconded by Mr. Mitchem.

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

Mayor Goldhardt broke the tie with a yes vote. The motion passed. Council entered into executive session at 7:53 p.m.

A motion was made to return from executive session at 8:13 p.m. by Ms. Joiner and seconded by Mr. Mitchem. All were in favor. The motion passed.

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


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer