



Village of Commercial Point
Council Meeting Minutes
September 19, 2022

Mayor Goldhardt called the meeting to order at 7:34 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Mr. Crego, Ms. Ratliff, and Mr. Mitchem. Ms. Wolfe was not present.

A motion was made to approve the September 12th, 2022 Council Meeting Minutes by Mr. Crego and seconded by Ms. Ratliff. All were in favor. The motion was passed.

Administrative Reports:

- A. Mayor's Report – He had nothing to report at this time.
- B. Village Solicitor's Report – He was not present.
- C. Police Chief's Report – He was not present.
- D. Village Administrator's Report – Administrator Grosse discussed Resolution 38-2022 and advised it is up for a second reading. He asked council to let it go three readings. He said there will be some changes. He informed Council that plans will be sent to the EPA next week for the wastewater treatment plant and the water tower.
- 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. Laura Wolfe – She was not present.
- C. Ryan Mitchem – He had nothing to report at this time.
- D. Ross Crego – He had nothing to report at this time.
- E. Nancy Geiger- She had nothing to report at this time.

Citizen Comments:

Mr. James Shockey addressed council with concerns regarding the fountains in their ponds in Chestnut Commons. He said they have 3 ponds of various sizes throughout the development. He said the current fountains were placed by Westport Homes. He said they are not high quality and are costing the HOA a lot of money with service calls and electricity. He said after the Board of Trustees had discussions with the residents, they investigated the cost of replacing the fountains verses bubblers. He said the bubblers are \$20,000 cheaper. He said they received the letter from the village about each pond needing a fountain. He feels the decision for the ponds should be made by the homeowner and feels the village is trying to rush the legislation regarding ponds. He discussed his research on which type of aeration works best and presented the benefits. He asked council to review the legislation banning bubblers and asked what financial assistance the Village can provide to help with the fountains/bubblers.

Business Items:

A motion was made to enter Executive Session under Ohio Revised Code Section 121.22 (G) (3) to discuss imminent court action with the Council, Mayor, Fiscal Officer, and attorney Matt Markling remotely by phone by Ms. Geiger and seconded by Mr. Mitchem.

Roll call vote: Ms. Geiger - Yes, Mr. Crego - Yes, Mr. Mitchem - Yes and Ms. Ratliff - Yes. The motion passed and Council entered Executive Session at 7:51 p.m.

A motion was made to return from Executive Session by Mr. Crego and seconded by Mr. Mitchem.



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Roll call vote: Ms. Geiger - Yes, Mr. Crego - Yes, Mr. Mitchem - Yes and Ms. Ratliff - Yes. The motion passed and Council returned from Executive Session at 8:01 p.m.

Legislation:

Second Reading:

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.

Mayor Goldhardt did a second reading, title only.

Pending Administrative Action:

Resolution 41-2022 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE MACHINERY, EQUIPMENT AND FURNITURE ACCOUNT 1000-710-540.

Mayor Goldhardt did a first reading, title only.

A motion was made to amend Resolution 41-2022 to change the dollar amount from \$10,500.00 to \$17,500.00 by Ms. Geiger and seconded by Ms. Ratliff.

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

A motion was made to adopt Resolution 41-2022 by Ms. Geiger and seconded by Mr. Mitchem.

Roll call vote: Ms. Geiger - Yes, Mr. Crego - Yes, Mr. Mitchem - 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.

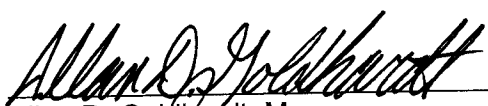
No action was taken.

Additional Items:

Ms. Geiger said there were a couple of people present who are interested in the vacant council seat. She asked those interested to come forward and say why they are interested in the seat and what they can bring to the position. Mr. Russel Haskell addressed Council first. He said that he has been a resident of Commercial Point for many years and lives in Chestnut Estates. He currently is the secretary for the HOA and developed the Commercial Point website. He said he would like to become more active in the community. Ms. Stacy Plybon addressed council next. She said that she was a member of the Planning and Zoning Commission for Commercial Point from 2018-2022. She owns her own business and is a realtor. She would like to be of service to the Village.

Ms. Geiger asked Administrator Grosse to explain the difference between fountains and bubbler systems. Administrator Grosse said all wet basins within the Village of Commercial Point are required to have a fountain. He said fountains are aesthetically pleasing and are the standard in the surrounding communities. He said bubblers are great if there is a concern for aquatic life. Fountains are designed to move the surface water and help eliminate mosquitos and growth on the surface. He said developers install fountains at their expense and then it becomes the responsibility of the HOA to maintain them. Mr. Crego asked if there had been any changes in our legislation concerning fountains recently. Administrator Grosse said the current legislation has been in effect for many years.

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