



Village of Commercial Point  
Council Meeting Minutes  
February 6, 2023

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

A motion was made to approve the January 9, 2023 Council Meeting Minutes by Ms. Geiger and seconded by Ms. Ratliff. All were in favor. The motion passed.

A motion was made to approve the January 23, 2023 Committee of the Whole Minutes by Ms. Ratliff and seconded by Ms. Geiger. Ms. Wolfe abstained. The remaining members 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 discussed Resolution 02-2023. He said this mirrors previous agreements. He reminded the Council that if they wish to approve it tonight, the three readings will need to be suspended.
- C. Police Chief's Report – Chief Jordan informed the Council that the Police Department has received their provisional certification for use of force, recruitment, and hiring. He said he is only aware of two other agencies in Pickaway County that have this type of certification. Mr. Mitchem asked if the chief had concerns about having axillary or part-time officers. Chief Jordan said with having all full-time officers, it streamlines the work schedule. Part-time officers have limited availability since this is not their primary job. Mr. Mitchem said looking at the events in the village, it is nice to have a secondary option. He said he would like to see our officer numbers double. Chief Jordan discussed his short-term and long-term goals for department staffing. One of his goals is to have a minimum of two officers on duty at all of times.
- D. Village Administrator's Report – Administrator Grosse provided updates on various village projects. He informed the Council that Jim Muskera has been hired as the new Utility Plant Superintendent. He would like to invite his team to the council meeting in March to introduce all of them to the Council. He said the waste water treatment plant revised bid date is February 14<sup>th</sup> at 11:00 a.m. in the council chambers. He also informed the Council that he is asking for a scope of service from the Village Engineer for the Belshazzar Street project. After that, he will be able to obtain a preliminary cost estimate for the Council to consider.
- E. Village Engineer's Report - Engineer Derwacter provided updates on projects within the village.
- F. Zoning Administrator's Report – He was not present.
- G. Fiscal Officer's Report – She was not present.

Legislative Reports:

- A. Audrea Ratliff - She had nothing to report at this time.
- B. Laura Wolfe – She had nothing to report at this time.
- 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.
- F. Stacey Plybon - She had nothing to report at this time.

Committee Reports:

- A. Parks and Recreation Committee Report:  
Ms. Geiger reported that she had received \$4698.00 from the park grant she applied for. She said this money will be used to purchase permanent trash cans for the park. She said there will be a shortfall in the purchase price and asked for the Village to cover the balance.



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Citizen Comments:

Richard Ricketts, counsel for Michael Struckman and Wendy Sizemore, said that he is available for questions anyone may have regarding Resolution 02-2023.

Business Items:

A. Scioto Elementary 5K Run

Ms. Susan Rill, Scioto Elementary teacher, discussed the annual Scioto 5K Run. This year's date is May 23<sup>rd</sup> from 10:00 a.m. to 11:00 a.m. and will benefit the Honor Flight of Columbus. She said the route remains the same as last year. She asked that Scioto Darby be closed for approximately one hour during the run for safety. Mr. Crego said last year we failed to notify the postal carrier and need to notify them of the event for this year.

A motion was made to approve the route and street closure by Mr. Crego and seconded by Mr. Mitchem. All were in favor. The motion passed.

B. Frey Development Revisions

Mr. Frey distributed a concept plan layout which included all the Council requested items from the previous meeting. The Council discussed a few concerns with the number of houses, some of the ponds, and the turn radius on the cul-de-sac. Mr. Mitchem asked if the Fire Chief had reviewed the plans and approved the turn radius. Mr. Frey said he advised the Engineer to obtain the approval but will confirm that it was done. Ms. Ratliff asked what the target date would be to start building. Mr. Frey said in 2024 and it would be a 3-5 year project. Mr. Mitchem asked if they will have an HOA. Ms. Plybon asked if it would be one HOA or three separate HOA's. Mr. Frey said he would anticipate three. The Council discussed their concerns about the increased traffic and the current conditions of the roads and bridges. Mr. Frey said they would ask for a TIF to assist with those improvements.

C. 2023 Administrative Employee Guidelines

A motion was made to approve the 2023 Administrative Employee Guidelines by Mr. Crego and seconded by Ms. Geiger.

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

Legislation:

First Reading:

Ordinance 2023-01 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND POLICE CHIEF TO SEEK AUTHORIZATION FROM THE CIRCLEVILLE MUNICIPAL COURT TO ESTABLISH A PARKING VIOLATIONS BUREAU AND FILE A REQUEST TO ESTABLISH A PARKING VIOLATIONS BUREAU WITH THE CLERK OF THE CIRCLEVILLE MUNICIPAL CLERK, AND ADOPTING CHAPTER 454 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT RELATED TO THE ESTABLISHMENT OF A PARKING VIOLATIONS BUREAU PURSUANT TO OHIO REVISED CODE SECTIONS 4521.01 TO 4521.10 UPON THE AUTHORIZATION OF THE CIRCLEVILLE MUNICIPAL COURT.

Mayor Goldhardt did a first reading, title only.

Ordinance 2023-02 AN ORDINANCE ADOPTING A PLAN OF REORGANIZATION FOR THE VILLAGE OF COMMERCIAL POINT STREET DEPARTMENT.

Mayor Goldhardt did a first reading, title only.

Ordinance 2023-03 AN ORDINANCE ADOPTING A PLAN OF REORGANIZATION FOR THE VILLAGE OF COMMERCIAL POINT POLICE DEPARTMENT TO ESTABLISH AN ALL FULL-TIME POLICE DEPARTMENT.

Mayor Goldhardt did a first reading, title only.

Resolution 01-2023 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, 2023, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.



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Resolution 02-2023 A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF +/- 345.335 ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

A motion was made to waive the readings by Mr. Crego and seconded by Ms. Plybon.

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

A motion was made to adopt Resolution 02-2023 by Ms. Plybon and seconded by Mr. Crego.

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

Resolution 04-2023 A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND FISCAL OFFICER TO ENTER INTO ANY NECESSARY AGREEMENTS WITH SCIOTO ELEMENTARY SCHOOL FOR THE SHOWING OF OUTDOOR MOVIES IN THE SUMMER OF 2023 ON SCHOOL PROPERTY, AND AUTHORIZING AND DIRECTING THE FISCAL OFFICER TO EXPEND UP TO \$300.00 FROM ACCOUNT NUMBER 2041-320-590 (PARKS AND REC – CAPITAL OUTLAY) TO BE USED IN CONNECTION WITH THE COST OF LICENSING OUTDOOR MOVIE SHOWINGS.

Mayor Goldhardt did a first reading, title only.

Postponed Legislation:

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

Mayor Goldhardt asked Engineer Derwacter if the Final Plat was ready for the Council approval. Ms. Derwacter said it is not.

A motion was made to remove Ordinance 2022-27 from the agenda by Ms. Ratliff and seconded by Mr. Mitchem.

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

Pending Administrative Action:

Resolution 03-2023 A RESOLUTION AUTHORIZING FARMERS' MARKETS, FOOD TRUCK FESTIVALS, HALLOWEEN FEST, AND CHRISTMAS FEST ON CERTAIN VILLAGE-OWNED PROPERTY DURING CALENDAR YEAR 2023.

Mayor Goldhardt did a first reading, title only.

A motion was made to substitute the language, changing the Halloween Fest from October 7, 2023 to October 14, 2023 by Ms. Geiger and seconded by Ms. Wolfe.

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

A motion was made to adopt Resolution 03-2023 by Ms. Ratliff and seconded by Ms. Wolfe.

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

Additional Items:

There were no additional items.

A motion was made to adjourn 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