



Village of Commercial Point
Council Meeting Minutes
March 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. Mitchem, Ms. Ratliff, Ms. Wolfe, and Ms. Plybon. Mr. Crego was not present.

A motion was made to approve the February 6, 2023 Council Meeting Minutes by Ms. Geiger and seconded by Ms. Wolfe. All members present were in favor. The motion passed.

A motion was made to approve the February 27, 2023 Special Council Meeting Minutes by Ms. Plybon and seconded by Ms. Ratliff. All members present were in favor. The motion passed.

A motion was made to approve the February 27, 2023 Committee of the Whole Minutes by Ms. Wolfe and seconded by Mr. Mitchem. All members present 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 Ordinance 2023-02. He asked for a substitution in language due to a spelling error. He discussed Ordinance 2023-05 and advised this should be passed prior to the removal of any trees. Solicitor Cartee said Resolution 05-2023 and 06-2023 are related to the OWDA Loan and bid award to Kirk Brothers. He asked for council to consider waiving the three readings and approve each resolution.
- C. Police Chief's Report – The monthly report will be distributed prior to the next C.O.W. Chief Jordan informed the Council that the department has been working on training, including Active Shooter training. All officers attended except Officer Kelly and himself. He is also getting all the officers certified with less lethal launchers. Mr. Mitchem discussed the pull-off area on Welch Road. He said someone is sitting there and blocking the turn. He also asked if the officers could slow down in the residential area and give the kids/residents a chance to wave at them. Ms. Ratliff said she has observed cars driving fast during school drop-off times on Alberta, where the new development meets the existing development. She asked if this could be added into the morning rotation. The Chief said he has been having an officer at the West Scioto Street School Zone due to speeders. Ms. Geiger asked about other training for the officers. She asked if a schedule of training could be included when they are working on the budget. Chief Jordan said he would like to do this, but most upcoming classes are not yet published at that time.
- D. Village Administrator's Report – Administrator Grosse told council about a Boy Scout group that came to the water plant for a tour. He would like to encourage other groups to also schedule tours. He provided updates on a few village projects. He then introduced his team and their qualifications:
 - Jim Muskera - Utility Superintendent, Class 3 wastewater and Class 2 water licenses.
 - Greg Sturgill – Plant Operator, Class 1 water license.
 - Jon Wilson (not present) – Plant Operator, Class 2 wastewater license.
 - Keith Savage – Utility Tech, currently working on his Class 1 water license.
 - Mike Struckman - Street Department Superintendent
- E. Village Engineer's Report - Engineer Derwacter distributed an updated map of the Industrial Park. She provided updates on village projects.
- F. Zoning Administrator's Report – He was not present.
- G. Fiscal Officer's Report – Fiscal Officer Hastings said the OWDA paperwork has been submitted and she should have a response by the end of the month.



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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. Nancy Geiger - She had nothing to report at this time.
- E. Stacey Plybon - She had nothing to report at this time.

Committee Reports:

- A. Parks and Recreation Committee Report:
Chairman Geiger had nothing to report at this time.

Citizen Comments:

Officer Kelly said Chief Jordan notified him this morning about Ordinance 2023-03 that would make all police officers fulltime. He said he is the only remaining part-time officer in the Village, has been here for 15 years and brings a lot of experience. His reservations about going fulltime are:

- 1) The pay has gone up, but he is a single father and officers work a lot of nights and holidays, but they earn the same vacation as the Monday-Friday Village employee, which puts a damper on things.
- 2) He has reservations about the probationary period and his military service affecting the village.

He said if there were more part-time or reserve officers, it would alleviate the stress of coverage for the school zone issues and training. He discussed the Sheriff's office getting paid for Special Duty to work at the warehouses and for use of their cruiser. He said this is a plus and could be attractive for officers. He said he is out working and issuing more citations than some of the fulltime officers and making contact with residents as needed when he sees an open garage door. He asked the Council to not pass the ordinance.

Ralph Holdren said he is here on behalf of the Commercial Point Men's Club. He said with the price increase, they have incurred a substantial debt for the Homecoming. He asked the Council for the Village to partner with them and sponsor the fireworks. He said the fireworks are \$8500 this year. He discussed the cost of the other activities as well.

Business Items:

A. Officer Confirmation-Emler

Mayor Goldhardt sent a letter recommending that the Council confirm Officer Emler as a fulltime Police Officer. Ms. Geiger asked Officer Emler if this is somewhere she would like to stay for a while. Officer Emler said yes, because of training and she loves the community aspect of being here. She said Chief Jordan is good to them. Mr. Mitchem asked if she is getting everything she needs regarding supplies and uniforms. Officer Emler said yes. Mayor Goldhardt explained the current process for the individual officer uniform inventory. Ms. Ratliff thanked Officer Emler as a female officer and asked if she feels she has community support. Officer Emler said yes, she does.

A motion was made to confirm Officer Emler by Ms. Ratliff and seconded by Ms. Geiger. All members present were in favor. The motion passed.

Legislation:

First Reading:

Ordinance 2023-04 AN ORDINANCE ACCEPTING THE FINAL PLAT OF FOXFIRE SUBDIVISION PHASE 3, PART 1.

Mayor Goldhardt did a first reading, title only.



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Ordinance 2023-05 AN ORDINANCE DECLARING ALL VEGETATION PLANTED WITHIN THE PUBLIC RIGHT OF WAY BETWEEN THE SIDEWALK AND CURB TO BE A NUISANCE, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

Resolution 05-2023 A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR, FISCAL OFFICER, AND VILLAGE ADMINISTRATOR TO ENTER INTO A COOPERATIVE AGREEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF STATE WATER PROJECT OR WASTEWATER PROJECT WITH THE OHIO WATER DEVELOPMENT AUTHORITY (OWDA) FOR THE VILLAGE WASTEWATER TREATMENT PLANT EXPANSION PROJECT, 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. Wolfe.

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

A motion was made to adopt Resolution 05-2023 by Ms. Wolfe and seconded by Mr. Mitchem.

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

Resolution 06-2023 A RESOLUTION ACCEPTING THE BID OF KIRK BROS. CO., INC. FOR THE VILLAGE OF COMMERCIAL POINT WASTEWATER TREATMENT PLANT EXPANSION PROJECT AND AUTHORIZING THE MAYOR, VILLAGE ADMINISTRATOR, AND FISCAL OFFICER OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A CONTRACT WITH KIRK BROS CO., INC. FOR SAID PROJECT, AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

A motion was made to suspend the readings by Ms. Ratliff and seconded by Ms. Wolfe.

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

A motion was made to adopt Resolution 06-2023 by Ms. Geiger and seconded by Ms. Wolfe.

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

Second 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 second 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 second 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 second reading, title only.



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Ms. Geiger asked for discussion. She said she was not happy that Officer Kelly did not find out about this until today. She feels he should have been told by the Chief as soon as they were thinking about this action. She said he has been here for 15 years and deserves to know his job is in jeopardy. She said Mr. Crego could not be here and his concern was this ordinance. She is asking if this can be placed on the C.O.W. agenda to discuss. She said another thing that upset her is the officers thinking they were getting a four to five dollar an hour raise in pay. Ms. Geiger feels the raise they are receiving is good and comparable to other villages. She said she is not concerned with comparing our wages to city wages but was told morale is down because of this. She said they did not receive a proposal from the police department as they have in the past. Chief Jordan said Officer Kelly has been told for the past few years to preplan because the Village is planning on going with a full-time Police Department and he will need to make a decision in the near future. He said for Officer Kelly to say he had no pre-warning is not true. Last year he told Officer Kelly not to be shocked if it occurs next year (2023). He said regarding the talks of four to five dollar pay increases, he did have a budget put together. He provided it to the mayor. He said he was there the night of the budget meeting but was never called back to speak by the Council. Mayor Goldhardt said his proposal at the time included what was paid by a couple of cities. Chief Jordan said he did pay studies of several locations. He explained how he laid out his suggested budget. Ms. Geiger said she feels Officer Kelly should have been told when it was on the agenda. Mayor Goldhardt said in the Chief's defense, this has not been a secret and the entire department fully understood that the goal has been to have a fulltime police department. He said the department has been slowly transitioning to this over the past two years. The Council has removed every part-time position except this one. This is the final step to achieving that goal. As far as wage increases, Mayor Goldhardt said he felt the two dollar an hour increase in wages is a huge increase and he would not ask the Council for any more than that. Ms. Geiger still feels they should have seen the Chief's request. Chief Jordan explained that he suggested adding more steps in the wage scale to show a four to five dollar increase over a longer period.

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 second reading, title only.

Third Reading:

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 third reading, title only.

A motion was made to adopt Resolution 01-2023 by Ms. Geiger and seconded by Ms. Ratliff.

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

Pending Administrative Action:

There were no items at this time.


Additional Items:

Mr. Mitchem said the fireworks during the homecoming are for the community. He asked if we could donate directly to the fireworks company. He feels we should donate. Ms. Geiger said we did assist last year, but we do not have that amount allocated in the budget. She believes we budgeted \$5,000. She said if anyone else requested a donation, there would be no additional money to donate. Ms. Ratliff asked what we do for July 4th. Ms. Geiger said nothing because Ashville has a festival at that time. Ms. Geiger said we can discuss this at the Committee of the Whole meeting. Mr. Mitchem said they have helped us out in the past. Ms. Geiger agreed.



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A motion was made to adjourn by Ms. Wolfe and seconded by Mr. Mitchem. All members present were in favor, the motion passed, and the meeting was adjourned.


Allan D. Goldhardt, Mayor


Wendy Hastings, Fiscal Officer