

**Village of Commercial Point
Committee of the Whole Minutes
November 21, 2016**

Mr. Sadler called the meeting to order. Fiscal Officer Hastings took roll call with the following members present: Mr. Sadler, Mr. Townsend, Mr. Geiger, Mr. O'Neil and Ms. Evans. Mr. Laxton was absent. Mayor Joiner, Solicitor Hess and Utility Superintendent Thompson were also in attendance.

Mr. Geiger made a motion, seconded by Mr. Townsend to approve the August 15, 2016 Council of the Whole Meeting Minutes. All in favor, except Ms. Evans who abstained, motion passed. The approval of the September 19, 2016 minutes will be read at the next meeting due to lack of votes. Mr. Townsend motioned, seconded by Mr. Geiger to approve October 17, 2016 Council of the Whole Meeting Minutes. All in favor except Mr. O'Neil who abstained, motion passed.

Solicitors Report: Solicitor Hess said at the last meeting we passed the TIFF resolution and discussed how it would affect the Paint Valley Mental Health Center. He said he received an email from Patrick Woodside from Gene Hollins' firm, who said if we do nothing Paint Valley would receive 55% of the millage they would have received on our TIFF. He said in the future we can pass a resolution to increase the funds if council would choose.. He said Mr. Woodside emailed that night as to what would happen if we pass a resolution in the future to increase the funds. He said he believes they should move forward as written. He said Mayor Joiner contacted him Friday in regards to internet service to the village and compensation. He said currently the village office receives internet services from Country Connections, which has been purchased by Intellwave. He said in exchange for them using our water tower they provide this building with free Wi-Fi. He said the question has been asked since Intellwave now owns them, can they be extended the same agreement. Solicitor Hess spoke with Chris Cooper and said this issue came up in another village and their solicitor said no. He said he believes we are in a different category than that village and for them it was going to be straight gift to that village. He said that would not be the case here, it would be an exchange of services. He said Chris Cooper indicated they do not want to discontinue that service, in addition supports removing the video service fee. He said this will be a continued discussion between he and Chris Cooper. He said Fiscal Officer Hastings provided him with the current contract. He said Chris Cooper said we are scheduled for installation in the next two weeks which gives them time to discuss. He said he also placed a phone call to that village's law clerk to make sure he is not overlooking any issues. Solicitor Hess said at the next council meeting we will have the Lehman Property annexation. He said they have filed for their annexation into the village so we have to file our service agreement. He said this will be under emergency language. He said he was happy to hear that the water well system is looking good. He said he was a little concerned and planned on speaking with Engineer Grosse about the service agreement. He said the agreement says we have the capacity to support the development and that always concerns him. Mr. Hess said we need to make sure we insulate ourselves in the event we do not find water. He said in the first meeting after the first of the year we will have the DeMatteo annexation. He said one issue at the planning meeting is the large building behind the residence. He said we were questioned if we are throwing ourselves in a situation. He said the property comes in as is and would not violate zoning. He said it is coming in as a R1. He said Tom Hart is working for Dematteo and they have had discussions and prefer to keep it as is. Mr. Sadler asked if they are time sensitive. Solicitor Hess said we can't do the Dematteo annexation until after 60

**Village of Commercial Point
Committee of the Whole Minutes
November 21, 2016**

days which is the first meeting after the new year. He said Lehman Farms is time sensitive and has to be passed within 20 days.

Mayors Report: Mayor Joiner said we hit two spots at the well sites which will be high producing wells. He said we are waiting for the lab samples to come back to give us a good idea on what it will produce. He said the next step is to bring it back to council and have the next phase approved. He introduced Frank Harmon who is the President & CEO of Harmon and Associates. He said Mr. Harmon will discuss with council regarding the proposed healthcare package for the village employees.

Engineer's Report: No Report

Additional Items:

- a. P3 Presentation-Mr. Scribner was not able to attend.
- b. TIFF-Mr. Sadler said he spoke with Mr. Woodside last week and because there was a renewal to the Paint Valley in 2012 they will receive .55 mil as it is written today. He said if we didn't vote on the tiff they would have received .89 mil. He said we have it in our capability if we want to pass a resolution to make Paint Valley whole. Mayor Joiner said we voted that in with the anticipation we would give them additional money, and he supports that. He asked for us to wait until it fully matures. Ms. Evans asked if it would be a % if we did it right away. Mr. Sadler said it can be right away or 5 years from now.
- c. Employee Insurance Proposal- Mr. Harmon distributed handouts that breaks down the cost of the employee insurance packet. A copy will be attached to approved minutes. This will be a joint program with the Scioto Township employees. Mr. Sadler asked if this is the same plan as Scioto Township Fire Department. Mr. Harmon said yes. Mr. O'Neil asked if you can have the HRA and Flex spending account. Mr. Harmon said you can put in a flex spending account but most of the time they need a planned document put in place for that. Mr. Sadler said it is a decision that impacts 2017. He said they had a finance meeting and the recommendation is they feel we can extend health insurance to employees only for 2017. He said they are not voting tonight but deciding in the December 5th meeting. Mr. Sadler asked if it can be started mid-year. Mayor Joiner said first of the year. Mr. Geiger said he has no issue with starting it January 1, 2017. Utility Superintendent Thompson said this is important to have. He said in 5 years he has had a hard time hiring and retaining good employees because of no health insurance. He said Ashville employees pays \$1000 a year but they have no deductible and when he worked in Canal Winchester he paid \$1 a year for insurance. He reminded council that 100% paid only covers the employees, children and spouse is at the cost of the employee. He said he would ask that council consider paying the employee portion at 100%. Mr. O'Neil said he supports that. Ms. Evans said she does not think we have the money to cover the cost of each employee. Mr. O'Neil said yes we do. Mr. Sadler said we did not have large projects this year either. Mr. Thompson said he was also told if employees take the insurance there will be no raises this year. Mr. Geiger said he does not consider this a raise. He said it is a benefit for health. Mr. O'Neil said it will cost us around \$36,000. Mayor Joiner asked how much was allocated for the Ole

**Village of Commercial Point
Committee of the Whole Minutes
November 21, 2016**

- Gathering Place. Fiscal Officer Hastings said \$25,000. Mayor Joiner said he is only going to ask for \$5000 this year so there will be a savings. Mr. Sadler said if they decide to move forward with this, they need to discuss what portion the employee should pay. Mr. O'Neil said they should pay anything additional and the village pay for the employee only. Mr. Sadler asked about the monthly premium. Mr. O'Neil said we should pay it. Ms. Evans said the national average says the employee should pay 15-20% of their coverage. Mr. Sadler said it would be about \$75 a month at 15%. Mayor Joiner said working in the public-sector vs working on the private sector is two different things. He said the public pays much less. He said he believes the village paying 100% is not much. Utility Superintendent Thompson said he is competing with every village and Columbus for workers. He said he has an employee with double license who could easily go to Columbus for more money. Mayor Joiner said that is a good point. He said the cost we put into that employee to receive the double license should be taken into consideration. Mr. Sadler said he would like to see a 5-10% employee contribution. Mr. O'Neil asked what that savings will do for the village. Mr. Sadler said his concern for the taxpayers is they work in the private sector they pay a portion of their insurance. Mr. O'Neil asked if we are going to start paying our employees like private sector? Ms. Evans said it would be interesting to see what these employees do today in regards to insurance. She said if the \$160 a month is less than they pay today, it is a win for them. Mr. O'Neil said there are probably some who do not have it. Mr. Sadler asked if they are in agreement that they want to offer. He said it comes down to what contribution Commercial Point is making vs the employees. Mr. O'Neil said we are only talking about \$36,000. He said we had \$200,000 that was budgeted and not spent this year. Mr. Sadler said yes, but we didn't have any projects this year. He said we will have additional tax money for next year. Fiscal Officer Hastings said we will not see that because it takes 18-24 months to see it. Mr. O'Neil stated that it will come. Mr. Sadler said he understands but we do not want to spend money we do not see yet. Mr. O'Neil said there is TIF money and Jedd money also. Mayor Joiner said they allocated money for the Ole Gathering Place which they will be able to recoup. Mr. Sadler said he would like to see employees pay 10%. Mr. Sadler said it is a big step forward. Mr. Sadler asked Mr. Geiger's opinion. Mr. Geiger said he would lean towards 10%. Mr. Townsend said he didn't know, it is something to think about. He said he pays his insurance but we are a small municipality. He said he is in favor of the insurance but isn't sure about employees paying a portion. Mr. Sadler said we will need to make a decision on December 5th meeting. Council agrees that everyone supports the insurance, just what percentage employees are paying is the question.
- d. Walker Point Retention Ponds-Mr. Sadler said Village Administrator Crego is supposed to provide council with an estimate on what it is going to cost to clean up the ponds. Solicitor Hess said Mr. O'Neil asked him to do some research to see if we can legally do that. He said his research has indicated there is an avenue for the HOA to clean up the ponds without government intervention. He said if the HOA would dissolve then the land would come back to us and be our responsibility. He said we also could look at it being a nuisance but then we would be citing the HOA. He said to just go in and clean it up on the taxpayer dollar is problematic. Mr. Sadler said

**Village of Commercial Point
Committee of the Whole Minutes
November 21, 2016**

- that is why they were asking for legal advice. Mr. Townsend asked what will they do now? He asked if they should let it go? He said there are a lot of people not happy about it and do we start citing them. Mr. Sadler said if they think it is a nuisance. Mr. O'Neil said it is a nuisance. Solicitor Hess said Village Administrator Crego does a great job of negotiating so he would suggest giving Village Administrator Crego a chance to communicate to the HOA.
- e. Chestnut Commons-Fiscal Officer Hastings verified that everyone received the map at the previous meeting.
 - f. Commercial Point Karting Classic-Fiscal Officer Hasting distributed the event plan to each member of council. She said we will need a motion on it during the December 5th council meeting. Mr. Sadler asked if anyone would be here that night for questions. He said he understood they are bring in a large musical act to perform downtown. He said this will bring in a large crowd. Mr. O'Neil asked if one police officer is enough. Mayor Joiner said no. Mr. O'Neil asked if there is language in the contract that if we can't come to an agreement it can be cancelled. Fiscal Officer Hastings said she would have to review it. Solicitor Hess said he does not recall what it said in regard as to how much input we have to the plan. He said he thinks they would have to agree with bringing a musical act with this following that more than one officer is needed. Fiscal Officer Hastings said she will ask someone to attend the council meeting to answer questions. Mr. Sadler said he suspects we will ask for more police presence. Mayor Joiner said yes with McGuffey Lane we need a better strategic security plan. Mr. O'Neil asked if they are applying for an alcohol permit. Mayor Joiner said he has not heard anything. Mr. O'Neil asked if we were going to sell the center of town again. Mayor Joiner said this is something he hopes council would address. He said the first he knew about it the company had rented the park out for a private picnic during go karts. Fiscal Officer Hastings said that is not exactly what happened. She said it was a sponsor that paid their sponsorship money and asked if they could have their company picnic on the site. She said they did not rent it out for additional money. They were a large sponsor and it was approved. Mr. O'Neil said it is not a bad thing but we are trying to make the park look nice and they do not need to be driving equipment in there. He said it looks like they have exclusive use of the park. Mr. Sadler asked council to please read the event plan thoroughly prior to the December 5th meeting. He asked for the police chief to come up with a recommended plan for what resources he would suggest by the December 5th meeting. Mayor Joiner said yes. Mr. Sadler said he is worried about parking for McGuffey Lane. Mr. O'Neil said there is plenty of parking at the school. Mayor Joiner said they will have adult beverages and we need to work out details. Mr. O'Neil asked if we are named as the certificate holder for the insurance. He asked if we actually receive a certificate. Fiscal Officer Hastings said yes if she asks for one. Fiscal Officer Hastings said it in regards to security it says they will have an officer on duty during the races on Saturday and Sunday so the concert Saturday night isn't during the races.
 - g. Mr. Geiger said if anyone needs the Teays Valley boundary changes he brought a copy. Mayor Joiner said he drove the route suggested and it is not a significant distance change. Mr. Geiger

**Village of Commercial Point
Committee of the Whole Minutes
November 21, 2016**

said in speaking with Transportation services it actually cuts time. Mr. Sadler said there is also a link to the company on the Teays Valley web page.

Mr. O'Neil motioned to adjourned, Ms. Evans seconded. All in favor. Meeting adjourned.

David Sadler, President of Council

Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant